

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Lake Sammamish/47

**Previous Physical Inspection:** 2004

**Improved Sales:**

Number of Sales: 798

Range of Sale Dates: 1/2004 - 12/2006

<b>Sales – Improved Valuation Change Summary</b>						
	<b>Land</b>	<b>Imps</b>	<b>Total</b>	<b>Sale Price</b>	<b>Ratio</b>	<b>COV*</b>
<b>2006 Value</b>	\$265,900	\$301,600	\$567,500	\$657,300	86.3%	16.66%
<b>2007 Value</b>	\$318,700	\$325,700	\$644,400	\$657,300	98.0%	16.66%
<b>Change</b>	+\$52,800	+\$24,100	+\$76,900		+11.7%	0.00%
<b>% Change</b>	+19.9%	+8.0%	+13.6%		+13.6%	0.00%

\*COV is a measure of uniformity; the lower the number the better the uniformity.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

<b>Population - Improved Parcel Summary:</b>			
	<b>Land</b>	<b>Imps</b>	<b>Total</b>
<b>2006 Value</b>	\$312,600	\$313,000	\$625,600
<b>2007 Value</b>	\$374,800	\$335,700	\$710,500
<b>Percent Change</b>	+19.9%	+7.3%	+13.6%

Number of one to three unit residences in the Population: 4498

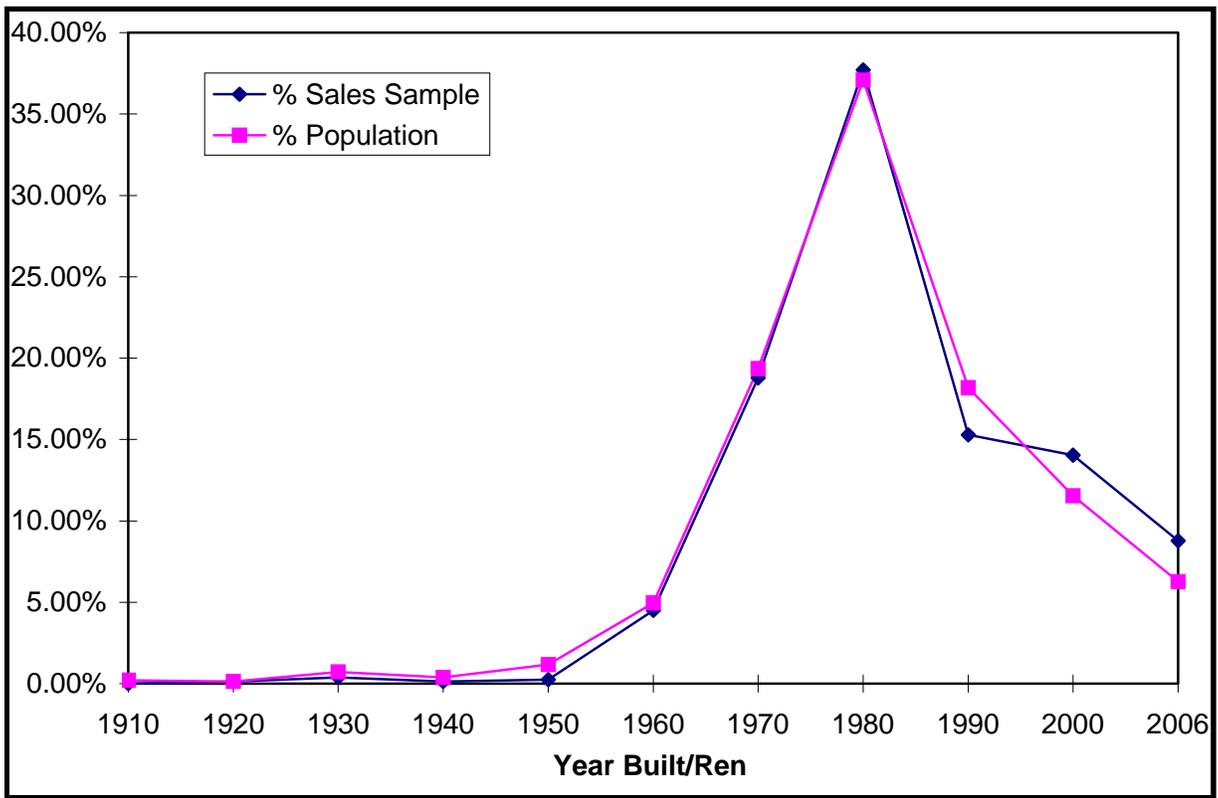
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis indicated that a single adjustment was needed in this area. This adjustment will improve the assessment level.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.13%
1930	3	0.38%
1940	1	0.13%
1950	2	0.25%
1960	36	4.51%
1970	150	18.80%
1980	301	37.72%
1990	122	15.29%
2000	112	14.04%
2006	70	8.77%
	798	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	9	0.20%
1920	6	0.13%
1930	32	0.71%
1940	17	0.38%
1950	53	1.18%
1960	223	4.96%
1970	871	19.36%
1980	1668	37.08%
1990	818	18.19%
2000	519	11.54%
2007	282	6.27%
	4498	

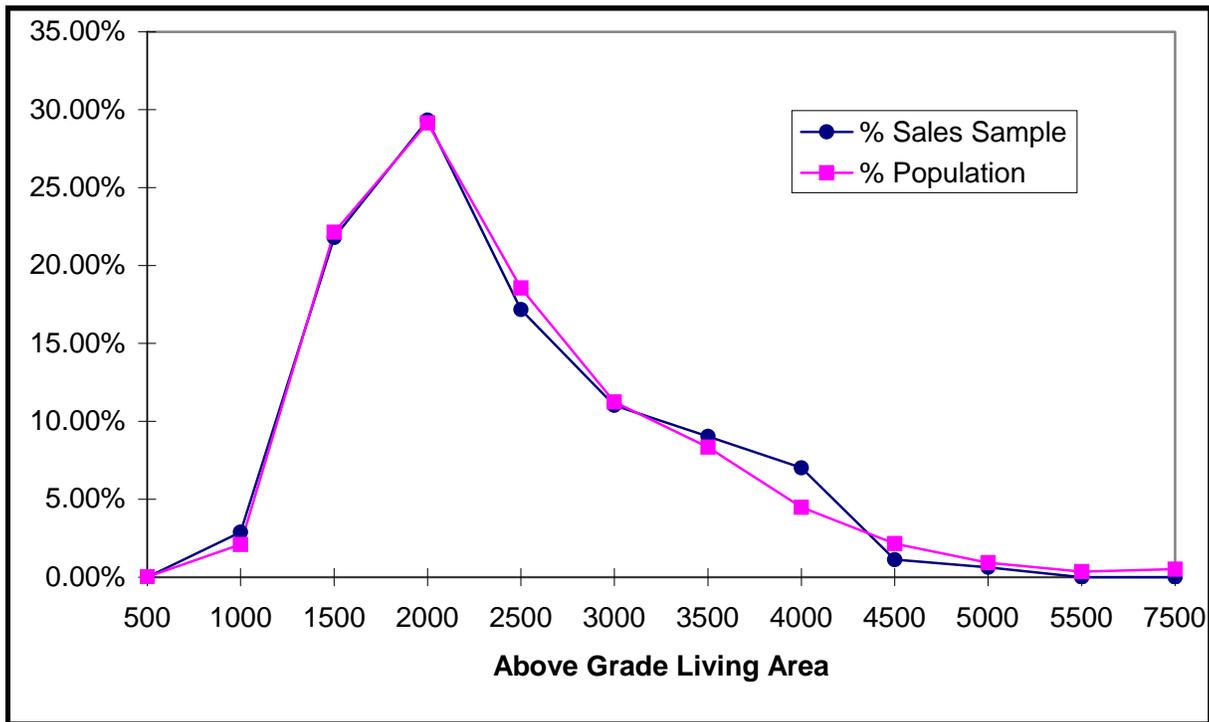


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovation. This distribution is ideal for both accurate analysis and appraisals.

## Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	23	2.88%
1500	174	21.80%
2000	234	29.32%
2500	137	17.17%
3000	88	11.03%
3500	72	9.02%
4000	56	7.02%
4500	9	1.13%
5000	5	0.63%
5500	0	0.00%
7500	0	0.00%
	798	

Population		
AGLA	Frequency	% Population
500	1	0.02%
1000	94	2.09%
1500	996	22.14%
2000	1311	29.15%
2500	835	18.56%
3000	506	11.25%
3500	375	8.34%
4000	202	4.49%
4500	97	2.16%
5000	42	0.93%
5500	16	0.36%
8500	23	0.51%
	4498	

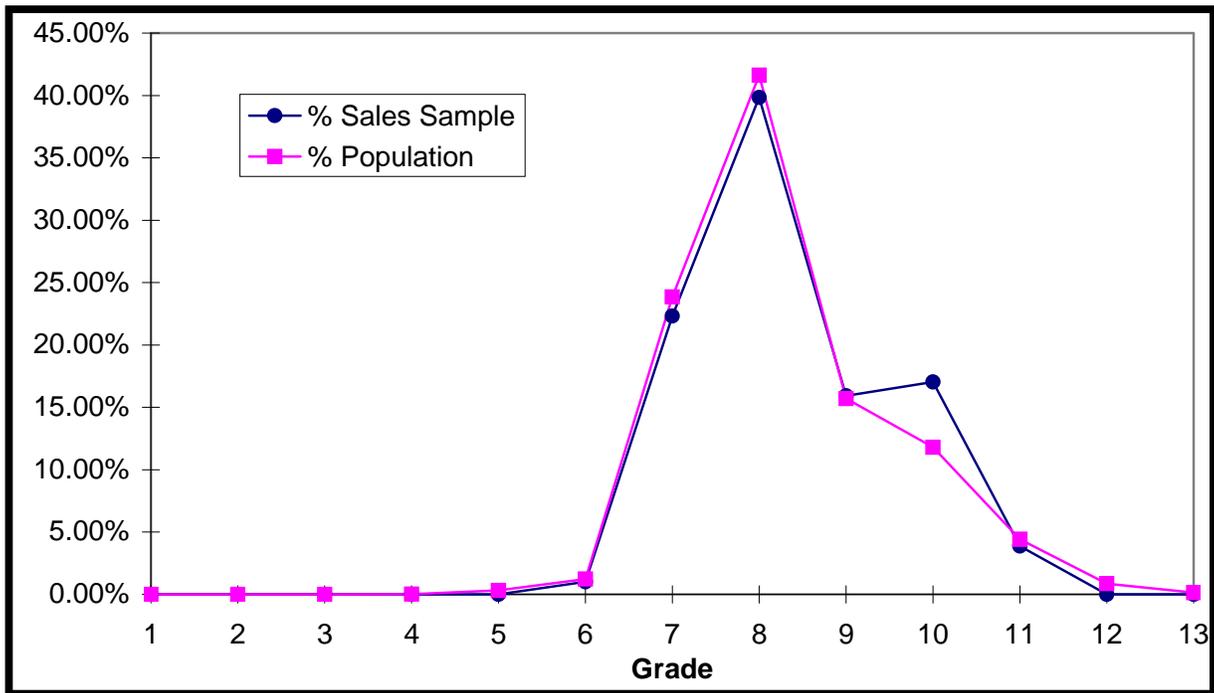


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

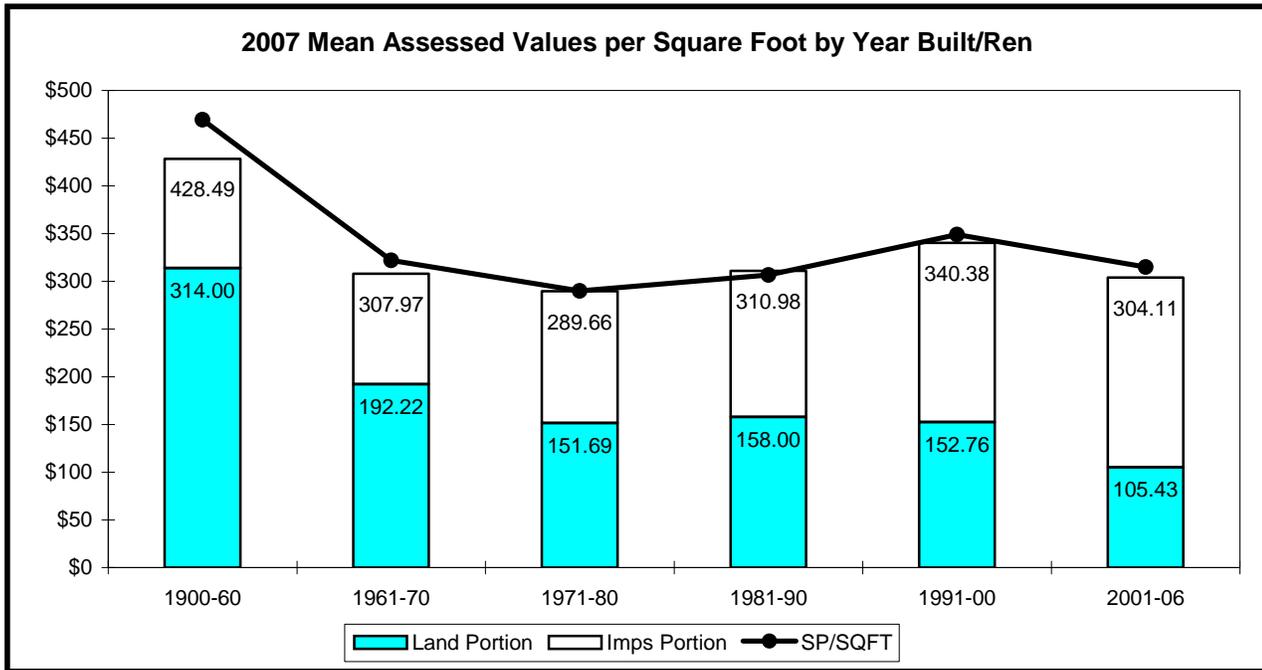
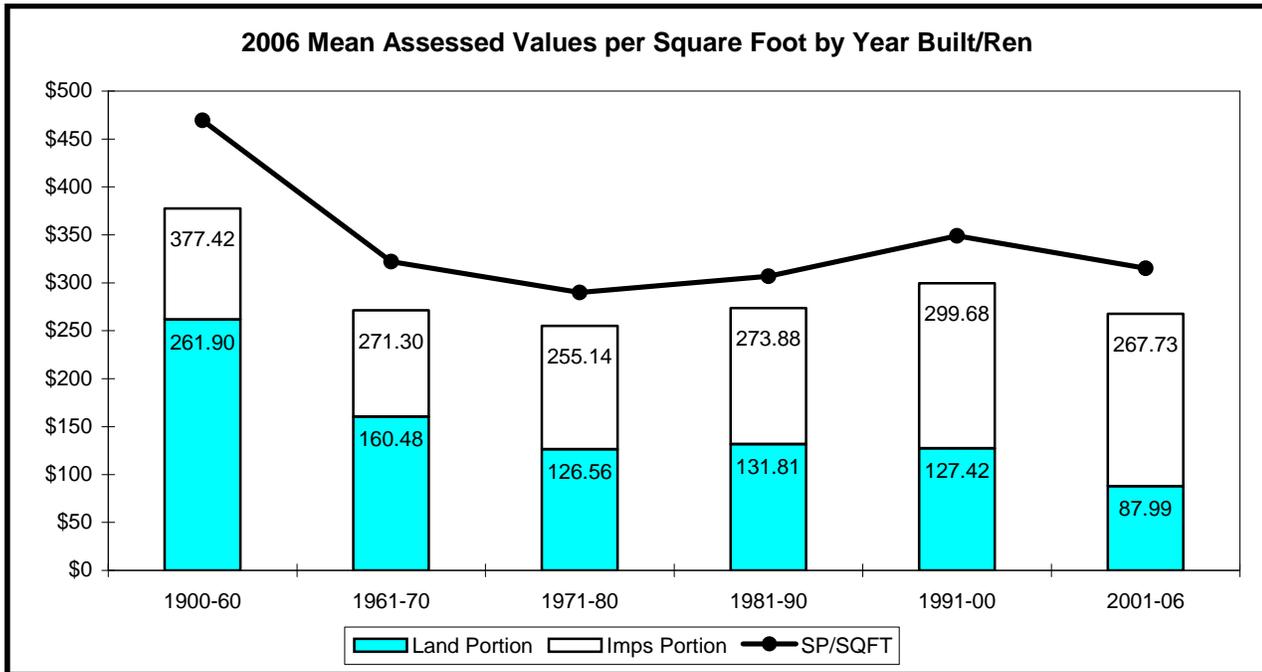
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	8	1.00%
7	178	22.31%
8	318	39.85%
9	127	15.91%
10	136	17.04%
11	31	3.88%
12	0	0.00%
13	0	0.00%
	798	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	14	0.31%
6	56	1.24%
7	1073	23.86%
8	1872	41.62%
9	706	15.70%
10	531	11.81%
11	199	4.42%
12	39	0.87%
13	7	0.16%
	4498	



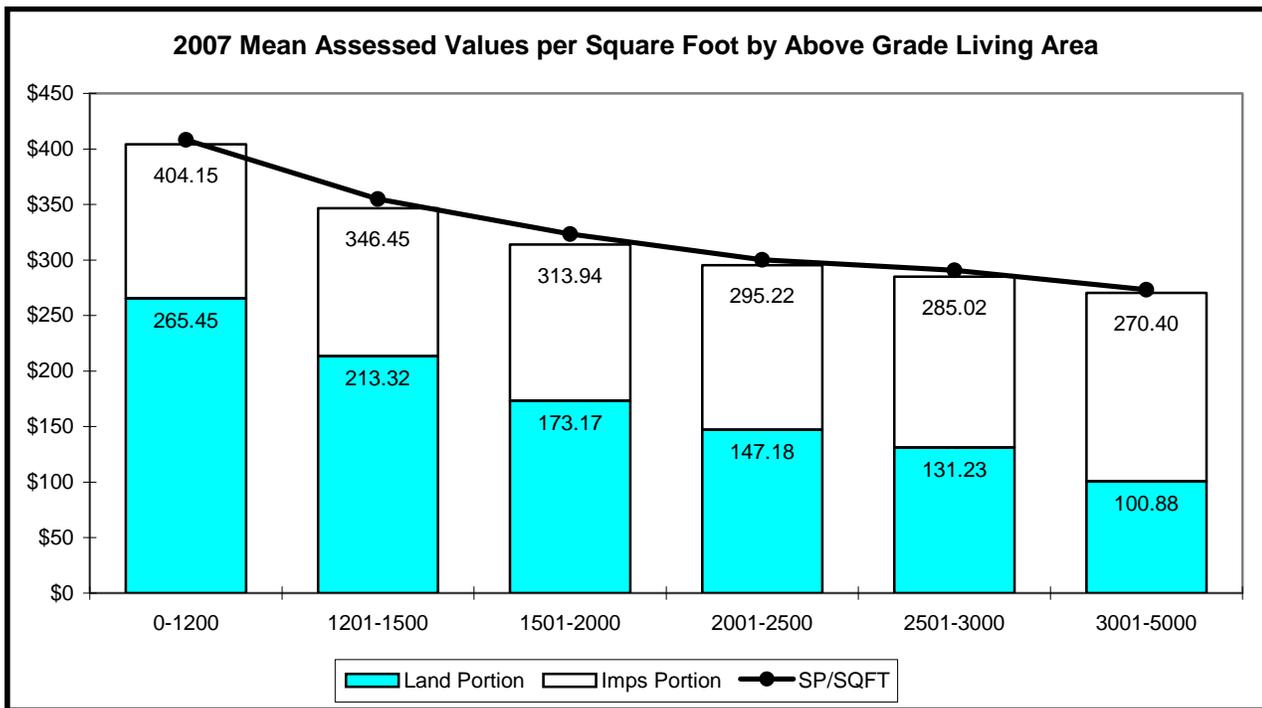
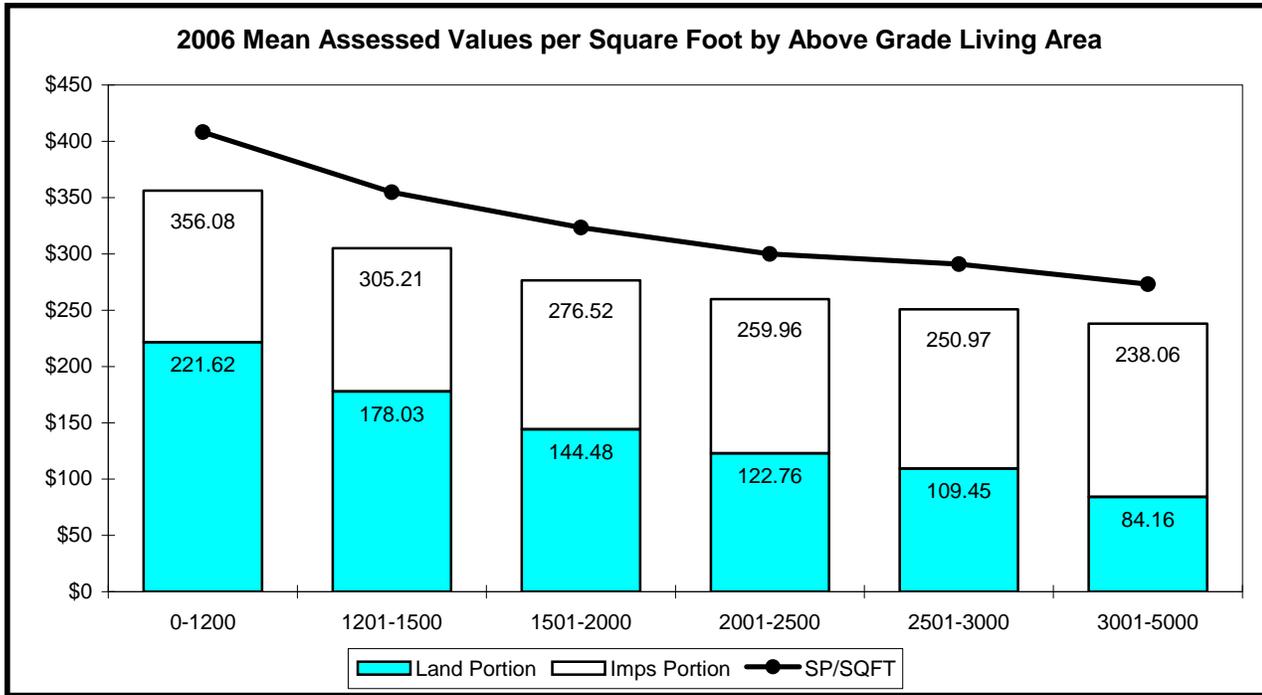
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



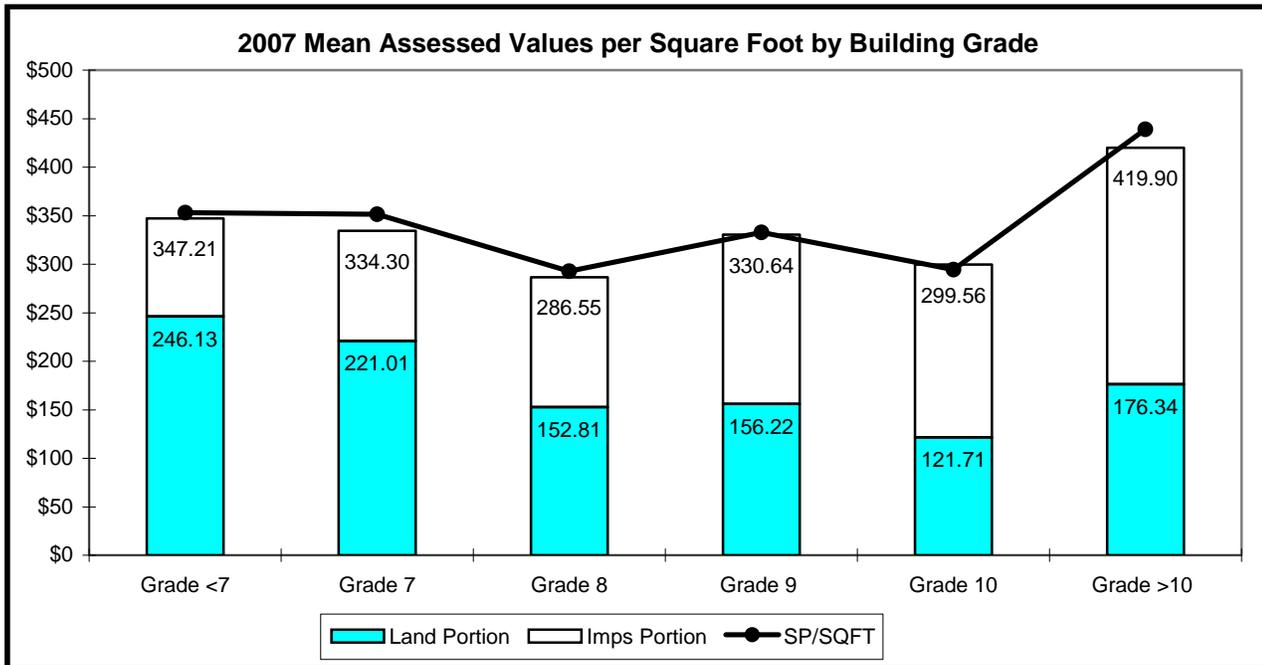
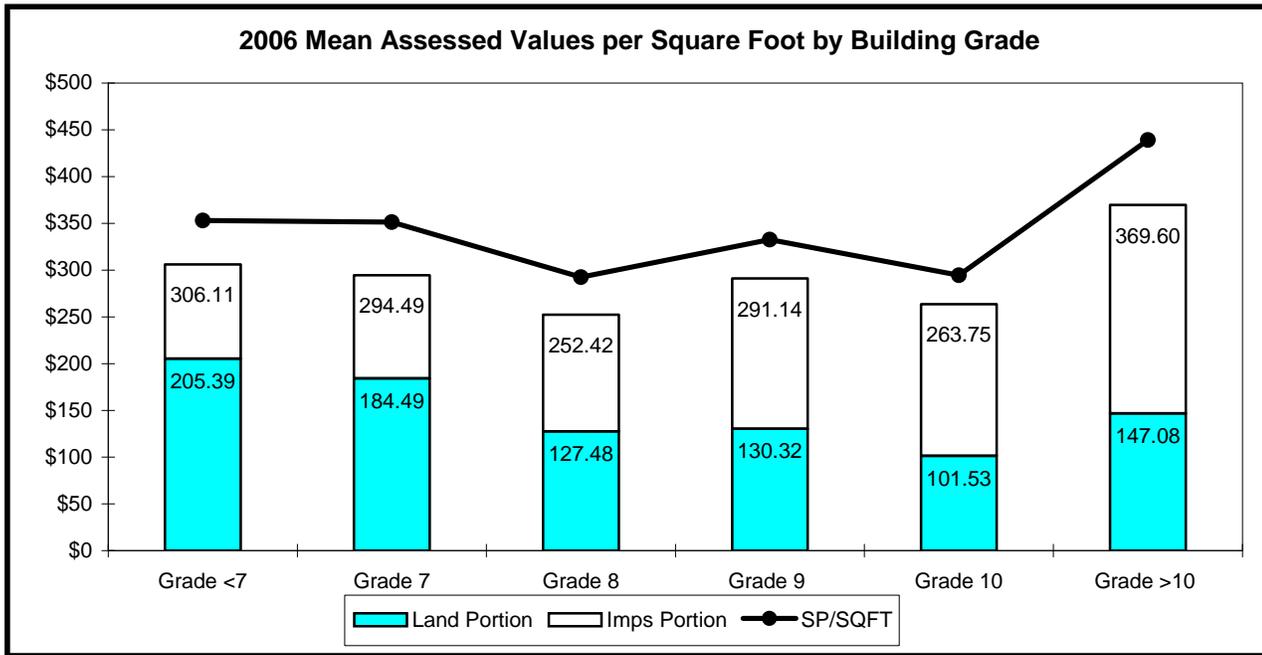
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2006 and 2007 Per Square Foot Values  
By Above Grade Living Area**



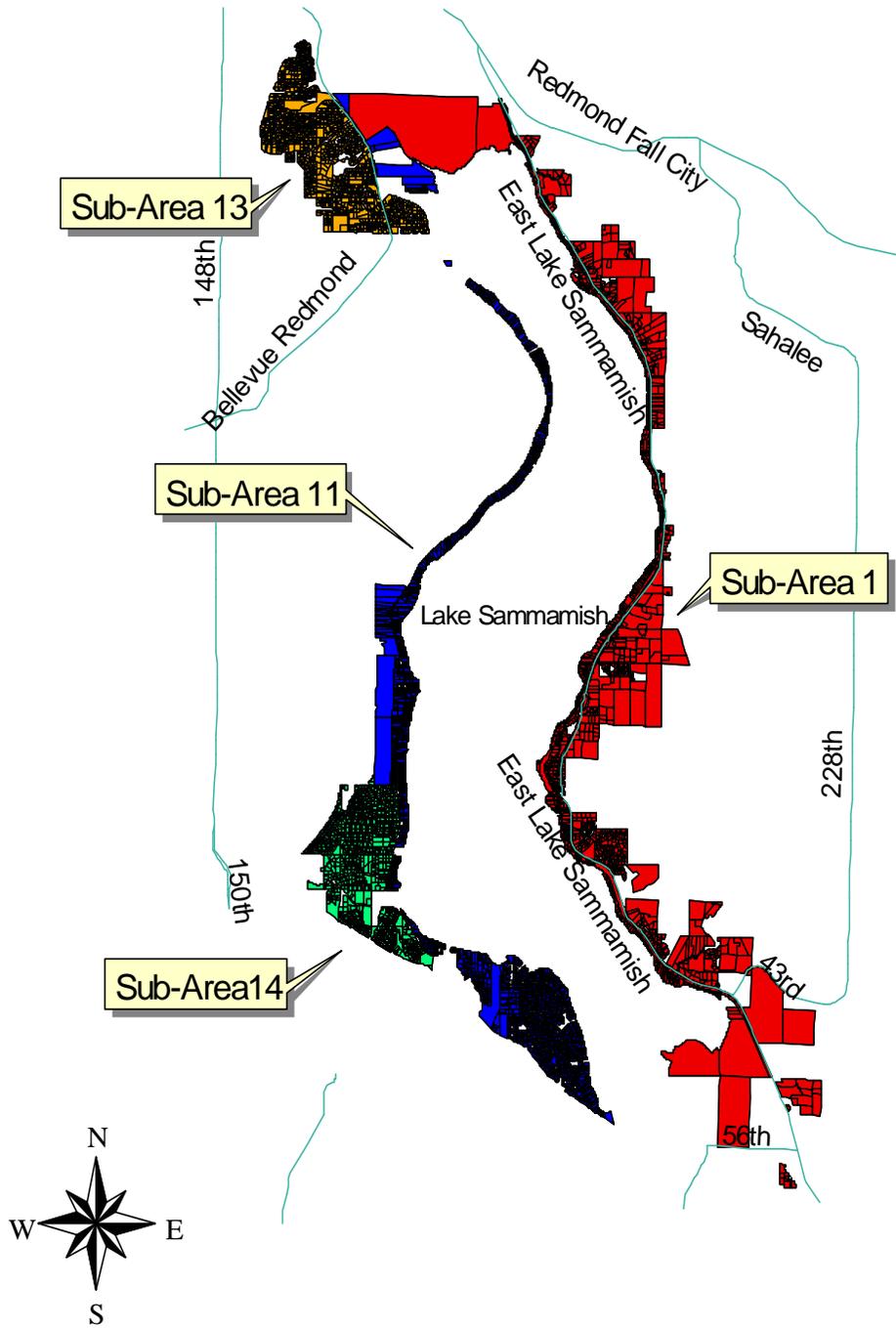
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# Area 47



# Annual Update Process

## ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land update***

Based on the 43 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 20% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

$$2007 \text{ Land Value} = 2006 \text{ Land Value} \times 1.20, \text{ with the result rounded down to the next } \$1,000.$$

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 798 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. The analysis indicated that a single adjustment was needed in this area. This adjustment will improve the assessment level.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .88$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.08)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.08, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 47 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

13.64%

#### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

This model corrects for these strata differences.

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 47 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 98.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
6	8	0.855	0.969	13.4%	0.757	1.182
7	178	0.838	0.951	13.5%	0.925	0.977
8	318	0.858	0.975	13.5%	0.956	0.993
9	127	0.869	0.987	13.6%	0.956	1.017
10	136	0.892	1.013	13.6%	0.989	1.038
11	31	0.843	0.958	13.6%	0.894	1.023
Year Built or Year Renovated	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1900-1960	43	0.800	0.908	13.5%	0.843	0.974
1961-1970	150	0.841	0.954	13.5%	0.929	0.980
1971-1980	301	0.880	0.999	13.5%	0.979	1.019
1981-1990	122	0.890	1.011	13.6%	0.984	1.038
1991-2000	112	0.864	0.982	13.6%	0.952	1.011
>2000	70	0.847	0.962	13.6%	0.928	0.997
Condition	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
Average	528	0.861	0.977	13.6%	0.963	0.991
Good	234	0.875	0.993	13.5%	0.971	1.016
Very Good	36	0.847	0.962	13.5%	0.893	1.030
Stories	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	395	0.853	0.968	13.5%	0.951	0.986
1.5	23	0.862	0.978	13.6%	0.904	1.053
2	374	0.874	0.993	13.6%	0.977	1.009
2.5	2	0.995	1.130	13.5%	-1.226	3.485
3	4	0.714	0.812	13.6%	0.739	0.884

## Area 47 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 98.0

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

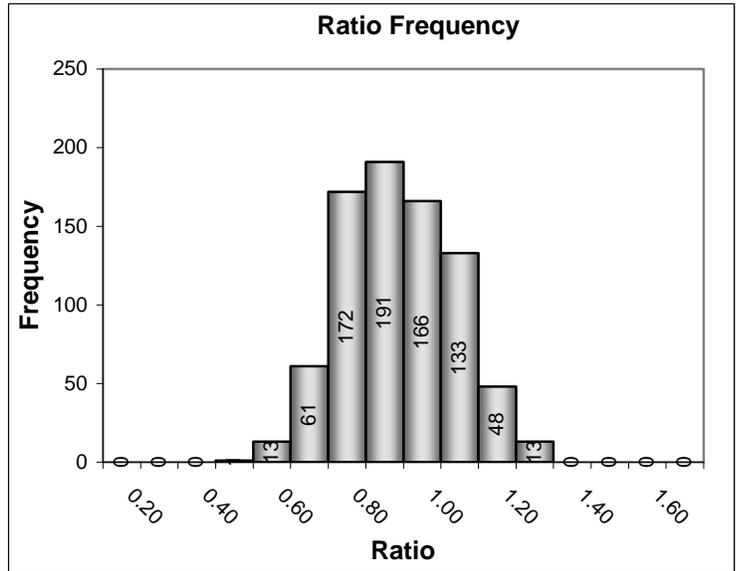
Above Grade Living Area	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
<1200	55	0.884	1.003	13.5%	0.955	1.052
1200-1500	142	0.859	0.976	13.5%	0.946	1.005
1501-2000	234	0.853	0.969	13.5%	0.947	0.991
2001-2500	137	0.866	0.983	13.6%	0.954	1.012
2501-3000	88	0.864	0.981	13.6%	0.949	1.013
3001-5000	142	0.869	0.987	13.6%	0.962	1.013
View Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	535	0.870	0.987	13.5%	0.974	1.001
Y	263	0.857	0.973	13.6%	0.951	0.995
Wft Y/N	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
N	717	0.869	0.987	13.5%	0.975	0.999
Y	81	0.844	0.959	13.6%	0.914	1.004
Sub	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
1	138	0.865	0.982	13.6%	0.952	1.013
11	252	0.856	0.972	13.6%	0.952	0.992
13	251	0.868	0.985	13.5%	0.965	1.006
14	157	0.870	0.988	13.5%	0.962	1.014
Lot Size	Count	2006 Weighted Mean	2007 Weighted Mean	Percent Change	2007 Lower 95% C.L.	2007 Upper 95% C.L.
03000-07000	81	0.869	0.986	13.5%	0.953	1.020
07001-09000	259	0.886	1.006	13.5%	0.988	1.024
09001-12000	263	0.848	0.963	13.6%	0.941	0.984
12001-20000	126	0.857	0.974	13.6%	0.941	1.007
20001-43559	51	0.869	0.987	13.6%	0.934	1.040
>1AC	18	0.847	0.962	13.6%	0.877	1.046

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

<b>District/Team:</b> NE/Team - 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 3/22/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Lake Sammamish - 47	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	798
Mean Assessed Value	567,500
Mean Sales Price	657,300
Standard Deviation AV	304,564
Standard Deviation SP	385,745
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	0.886
Median Ratio	0.879
Weighted Mean Ratio	0.863
<b>UNIFORMITY</b>	
Lowest ratio	0.485
Highest ratio:	1.280
Coefficient of Dispersion	13.93%
Standard Deviation	0.148
Coefficient of Variation	16.66%
Price Related Differential (PRD)	1.027
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.859
Upper limit	0.892
<b>95% Confidence: Mean</b>	
Lower limit	0.876
Upper limit	0.897
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4498
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.148
Recommended minimum:	35
Actual sample size:	798
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	416
# ratios above mean:	382
z:	1.204
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

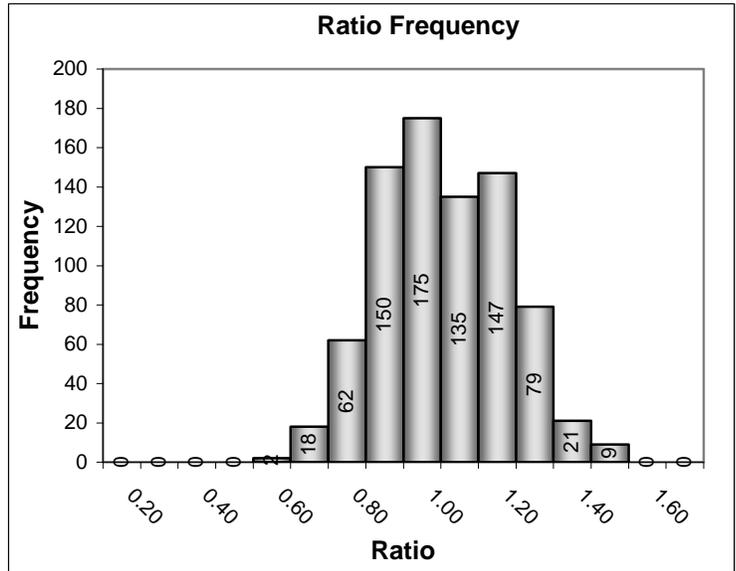
1 to 3 Unit Residences throughout area 47

# Annual Update Ratio Study Report (After)

## 2007 Assessments

<b>District/Team:</b> NE/Team - 2	<b>Lien Date:</b> 01/01/2007	<b>Date of Report:</b> 3/22/2007	<b>Sales Dates:</b> 1/2004 - 12/2006
<b>Area</b> Lake Sammamish - 47	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No

<b>SAMPLE STATISTICS</b>	
Sample size (n)	798
Mean Assessed Value	644,400
Mean Sales Price	657,300
Standard Deviation AV	346,117
Standard Deviation SP	385,745
<b>ASSESSMENT LEVEL</b>	
Arithmetic Mean Ratio	1.006
Median Ratio	0.997
Weighted Mean Ratio	0.980
<b>UNIFORMITY</b>	
Lowest ratio	0.551
Highest ratio:	1.453
Coefficient of Dispersion	13.93%
Standard Deviation	0.168
Coefficient of Variation	16.66%
Price Related Differential (PRD)	1.027
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.974
Upper limit	1.012
<b>95% Confidence: Mean</b>	
Lower limit	0.995
Upper limit	1.018
<b>SAMPLE SIZE EVALUATION</b>	
N (population size)	4498
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.168
Recommended minimum:	45
Actual sample size:	798
Conclusion:	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	415
# ratios above mean:	383
z:	1.133
Conclusion:	Normal*
*i.e. no evidence of non-normality	



### COMMENTS:

1 to 3 Unit Residences throughout area 47

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	072406	9058	2/2/06	\$286,000	740	0	6	1941	5	10454	N	N	19505 SE 24TH WAY
001	082406	9049	10/25/04	\$246,900	860	0	6	1962	3	39545	N	N	3605 212TH AVE SE
001	202506	9025	12/23/05	\$425,000	1390	940	6	1998	3	10273	Y	N	19716 NE 32ND PL
001	192506	9083	7/18/06	\$590,000	1980	0	6	1953	4	13218	Y	N	3802 EAST LAKE SAMMAMISH PKWY NE
001	202506	9081	3/22/05	\$440,000	770	0	7	1953	3	37146	Y	N	2842 EAST LAKE SAMMAMISH PKWY NE
001	062406	9072	9/20/04	\$248,500	1070	950	7	1958	3	27000	N	N	19527 SE 16TH ST
001	062406	9072	11/29/04	\$319,000	1070	950	7	1958	3	27000	N	N	19527 SE 16TH ST
001	062406	9072	9/6/06	\$425,000	1070	950	7	1958	3	27000	N	N	19527 SE 16TH ST
001	292506	9019	5/13/05	\$659,000	1200	350	7	2001	3	14395	Y	N	1703 EAST LAKE SAMMAMISH PKWY NE
001	322506	9029	10/11/05	\$408,500	1220	0	7	1982	3	14029	N	N	520 EAST LAKE SAMMAMISH PKWY NE
001	062406	9069	8/28/06	\$1,200,000	1250	0	7	1952	3	91911	Y	Y	1018 EAST LAKE SAMMAMISH PKWY SE
001	072406	9081	9/28/04	\$327,500	1260	0	7	1966	3	18730	Y	N	19525 SE 24TH WAY
001	322506	9143	2/24/05	\$589,000	1310	730	7	1961	3	26284	Y	N	500 EAST LAKE SAMMAMISH PKWY NE
001	072406	9064	10/27/06	\$590,000	1340	600	7	1958	3	18295	N	N	2825 194TH AVE SE
001	322506	9063	7/29/05	\$1,067,000	1380	800	7	1956	3	20000	Y	Y	437 EAST LAKE SAMMAMISH PKWY SE
001	192506	9177	9/23/04	\$790,000	1390	0	7	1972	4	9224	Y	Y	3465 EAST LAKE SAMMAMISH LN NE
001	072406	9067	9/9/05	\$608,000	1410	1410	7	1961	3	16117	Y	N	19314 SE 24TH WAY
001	062406	9047	6/15/06	\$1,000,000	1430	1070	7	1958	3	123274	Y	N	1212 EAST LAKE SAMMAMISH PKWY SE
001	605550	0040	9/24/04	\$325,001	1470	0	7	1972	3	10578	Y	N	3314 198TH PL SE
001	556970	0060	9/28/04	\$435,000	1550	0	7	1963	4	12900	Y	N	3911 202ND PL SE
001	182506	9032	12/27/04	\$380,001	1640	800	7	1958	3	9927	Y	N	4606 EAST LAKE SAMMAMISH PKWY NE
001	062406	9085	3/3/06	\$630,000	1740	620	7	1969	3	15504	Y	N	19532 SE 16TH ST
001	605550	0055	8/3/05	\$463,000	1740	0	7	1968	4	12006	Y	N	3250 198TH PL SE
001	212406	9096	7/26/06	\$450,000	1790	0	7	1969	4	22216	N	N	5828 220TH PL SE
001	920100	0390	8/8/05	\$497,000	1840	0	7	1970	3	11700	N	N	19614 SE 29TH ST
001	920100	0400	2/25/05	\$550,000	1940	0	7	1970	3	13040	N	N	19632 SE 29TH ST
001	920100	0400	10/4/06	\$625,000	1940	0	7	1970	3	13040	N	N	19632 SE 29TH ST
001	920100	0110	6/3/05	\$499,000	2010	0	7	1968	5	10625	Y	N	3028 197TH AVE SE
001	182506	9028	8/5/05	\$675,000	2120	400	7	1979	3	10650	Y	Y	4630 EAST LAKE SAMMAMISH PKWY NE
001	892010	0089	3/25/04	\$862,500	1170	1100	8	1975	4	10157	Y	Y	2221 EAST LAKE SAMMAMISH PL SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 47**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	892010	0089	10/13/05	\$1,225,000	1170	1100	8	1975	4	10157	Y	Y	2221 EAST LAKE SAMMAMISH PL SE
001	892010	0045	12/28/04	\$486,000	1310	700	8	1973	3	12500	Y	N	2112 EAST LAKE SAMMAMISH PKWY SE
001	920100	0540	2/16/05	\$615,000	1400	1360	8	1974	3	14175	Y	N	19815 SE 29TH ST
001	920110	0190	9/15/04	\$452,500	1430	900	8	1967	3	13800	Y	N	19805 SE 32ND ST
001	202506	9082	8/17/04	\$686,000	1600	1600	8	1970	5	45738	Y	N	2844 EAST LAKE SAMMAMISH PKWY NE
001	892010	0025	3/24/04	\$425,000	1600	480	8	1984	3	18128	Y	N	19116 SE 22ND PL
001	920100	0630	8/27/04	\$665,000	1620	1600	8	1973	3	14620	Y	N	2941 200TH AVE SE
001	192506	9144	2/17/06	\$585,000	1650	980	8	1965	4	11250	Y	N	3650 EAST LAKE SAMMAMISH PKWY NE
001	322506	9073	5/1/06	\$750,000	1650	750	8	1991	4	18730	Y	N	458 EAST LAKE SAMMAMISH PKWY NE
001	920100	0620	4/15/05	\$670,000	1810	1480	8	1967	3	6000	Y	N	2935 200TH AVE SE
001	556970	0025	3/4/05	\$625,000	1820	1100	8	1961	4	19182	Y	N	20204 SE 39TH PL
001	072406	9060	4/4/05	\$600,000	1850	0	8	1954	4	21562	Y	N	2401 EAST LAKE SAMMAMISH PL SE
001	072406	9060	10/11/05	\$685,000	1850	0	8	1954	4	21562	Y	N	2401 EAST LAKE SAMMAMISH PL SE
001	062406	9113	2/17/04	\$495,000	1870	830	8	1996	3	15000	Y	N	1407 EAST LAKE SAMMAMISH PKWY SE
001	192506	9004	4/1/04	\$458,500	1930	0	8	1964	3	22800	Y	N	3458 EAST LAKE SAMMAMISH PKWY NE
001	892010	0077	3/1/04	\$1,050,000	2000	2000	8	1969	3	11830	Y	Y	2317 EAST LAKE SAMMAMISH PL SE
001	062406	9093	7/1/04	\$465,000	2250	0	8	1978	3	59677	N	N	1620 195TH AVE SE
001	920100	0100	4/11/05	\$650,000	2300	0	8	2003	3	8730	Y	N	3020 197TH AVE SE
001	920100	0010	8/12/04	\$540,500	2440	0	8	1977	3	9975	Y	N	19605 SE 31ST PL
001	172406	9091	4/26/05	\$949,950	2490	1490	8	1983	3	115434	Y	N	4206 EAST LAKE SAMMAMISH PKWY SE
001	920100	0130	3/25/04	\$675,000	2770	0	8	1968	3	10450	Y	N	3044 197TH AVE SE
001	920100	0130	3/29/06	\$744,000	2770	0	8	1968	3	10450	Y	N	3044 197TH AVE SE
001	202506	9018	2/17/04	\$560,000	2970	0	8	1990	3	22040	Y	N	2662 EAST LAKE SAMMAMISH PKWY NE
001	406510	0016	8/7/06	\$1,365,000	3088	180	8	1952	4	8076	Y	Y	2811 EAST LAKE SAMMAMISH PKWY SE
001	920100	0520	1/27/06	\$580,000	3320	0	8	1975	3	11000	N	N	19898 SE 29TH ST
001	077710	0040	7/28/04	\$1,240,625	1390	1360	9	1991	3	11857	Y	Y	635 EAST LAKE SAMMAMISH LN NE
001	062406	9116	1/18/06	\$800,000	1570	1330	9	2000	3	10868	Y	N	19475 SE 14TH ST
001	605550	0120	5/16/05	\$870,000	1730	1260	9	2001	3	10733	Y	N	3225 198TH PL SE
001	062406	9077	7/6/06	\$900,000	1800	1180	9	1968	4	32293	Y	N	1811 EAST LAKE SAMMAMISH PKWY SE
001	202506	9065	10/23/06	\$2,045,000	1830	1820	9	2000	3	6787	Y	Y	2635 EAST LAKE SAMMAMISH PKWY NE
001	892010	0095	3/23/06	\$724,500	1860	1240	9	1979	3	14124	Y	N	2011 EAST LAKE SAMMAMISH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	892010	0037	7/29/04	\$773,000	1980	1270	9	1993	3	16100	Y	N	2132 190TH PL SE
001	322506	9041	4/14/05	\$1,375,000	2070	0	9	2000	3	10095	Y	Y	457 EAST LAKE SAMMAMISH PL SE
001	202506	9084	7/7/06	\$1,000,000	2080	990	9	1977	5	30227	Y	N	2668 EAST LAKE SAMMAMISH PKWY NE
001	172406	9067	6/22/06	\$1,317,200	2400	0	9	2005	3	3104	Y	Y	4287 EAST LAKE SAMMAMISH SHORE LN SE
001	920110	0040	7/6/06	\$759,000	2430	0	9	1972	3	16150	Y	N	3114 199TH AVE SE
001	062406	9109	12/27/05	\$780,000	2450	0	9	1991	4	30007	Y	N	19432 SE 14TH ST
001	892010	0070	5/10/04	\$1,220,000	2550	960	9	1991	3	11160	Y	Y	2325 EAST LAKE SAMMAMISH PL SE
001	892010	0070	11/6/06	\$2,100,000	2550	960	9	1991	3	11160	Y	Y	2325 EAST LAKE SAMMAMISH PL SE
001	072406	9105	4/28/05	\$862,500	2670	0	9	1997	3	13368	Y	N	2508 191ST CT SE
001	892010	0052	5/24/04	\$619,500	2800	1010	9	1979	3	15810	Y	N	2106 190TH PL SE
001	172406	9033	9/11/06	\$1,678,000	3120	0	9	1997	3	4005	Y	Y	4039 EAST LAKE SAMMAMISH SHORE LN SE
001	202506	9114	8/23/04	\$1,552,500	3190	0	9	1995	3	5866	Y	Y	2927 EAST LAKE SAMMAMISH PKWY NE
001	202506	9087	8/10/04	\$599,000	3420	0	9	1980	3	56844	Y	N	19930 NE 30TH CT
001	202506	9144	11/1/04	\$689,000	3560	700	9	2004	3	10894	Y	N	3326 EAST LAKE SAMMAMISH PKWY NE
001	357530	0020	12/23/05	\$1,650,000	3580	0	9	2005	3	5746	Y	Y	835 EAST LAKE SAMMAMISH PKWY NE
001	172406	9066	8/30/06	\$2,000,000	3700	0	9	2005	3	4367	Y	Y	4285 EAST LAKE SAMMAMISH SHORE LN SE
001	322506	9304	6/30/06	\$900,000	4750	1120	9	1995	3	30020	Y	N	423 205TH AVE NE
001	072406	9097	1/18/06	\$517,000	1810	550	10	1979	3	22651	Y	N	19606 SE 24TH WAY
001	202506	9030	6/28/06	\$1,700,000	2460	0	10	1974	3	9309	Y	Y	3113 EAST LAKE SAMMAMISH PKWY NE
001	292506	9032	1/12/04	\$750,000	2530	1400	10	1991	3	24000	Y	N	20235 NE 18TH PL
001	062406	9035	9/22/05	\$1,575,000	2610	910	10	1993	3	4900	Y	Y	1423 EAST LAKE SAMMAMISH PKWY SE
001	644180	0010	11/18/04	\$495,000	3080	0	10	2000	3	6707	N	N	19303 SE 24TH WAY
001	029362	0140	12/6/04	\$676,000	3140	0	10	1998	3	7714	N	N	840 198TH PL SE
001	029362	0190	10/19/04	\$600,000	3160	0	10	1998	3	10127	N	N	19840 SE 8TH CT
001	062406	9112	2/1/06	\$974,500	3200	660	10	1990	3	15038	Y	N	19427 SE 14TH ST
001	292506	9028	2/12/04	\$686,000	3230	950	10	1991	3	17930	Y	N	20224 NE 18TH PL
001	202506	9143	4/7/05	\$989,000	3300	0	10	2004	3	9082	Y	N	3318 EAST LAKE SAMMAMISH PKWY NE
001	012450	0030	1/14/04	\$875,000	3370	0	10	1988	3	9445	Y	N	4227 206TH AVE SE
001	029362	0150	6/13/06	\$835,000	3390	0	10	1998	3	8060	Y	N	19833 SE 8TH CT
001	752590	0028	11/10/05	\$850,000	3440	520	10	1993	3	53143	Y	N	2114 EAST LAKE SAMMAMISH PKWY NE
001	029362	0130	12/5/06	\$767,500	3460	0	10	1998	3	8434	N	N	852 198TH PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	029362	0050	5/11/06	\$800,000	3480	0	10	1998	3	9950	N	N	819 198TH PL SE
001	644180	0020	6/26/06	\$700,000	3480	0	10	1998	3	6001	N	N	19474 SE 28TH PL
001	644180	0040	5/19/06	\$715,000	3480	0	10	1998	3	6000	N	N	19462 SE 28TH PL
001	644180	0070	9/25/06	\$750,000	3480	0	10	1999	3	6001	N	N	2809 194TH PL SE
001	182506	9073	5/24/04	\$968,000	3500	0	10	2000	3	19840	Y	N	18635 NE 53RD ST
001	192506	9023	7/30/04	\$1,950,000	3530	0	10	1993	3	11130	Y	Y	3433 EAST LAKE SAMMAMISH SHORE LN NE
001	892010	0027	3/22/06	\$1,025,000	3530	550	10	2001	3	9400	Y	N	2224 EAST LAKE SAMMAMISH PL SE
001	029362	0240	1/25/06	\$750,000	3550	0	10	1998	3	8456	N	N	817 200TH AVE SE
001	322506	9309	3/1/05	\$938,000	3550	840	10	2003	3	41509	Y	N	19818 SE 8TH ST
001	072406	9106	9/8/04	\$1,036,958	3570	950	10	1999	3	17392	Y	N	2516 191ST CT SE
001	052406	9125	6/23/05	\$948,000	3620	0	10	2003	3	8375	N	N	928 200TH AVE SE
001	644180	0130	1/14/04	\$554,100	3630	0	10	1998	3	6404	N	N	19457 SE 28TH PL
001	644180	0050	2/24/04	\$564,950	3630	0	10	2000	3	6000	N	N	19456 SE 28TH PL
001	644180	0140	12/9/05	\$660,000	3630	0	10	1998	3	6500	N	N	19465 SE 28TH PL
001	644180	0050	4/21/06	\$725,000	3630	0	10	2000	3	6000	N	N	19456 SE 28TH PL
001	253840	0040	8/17/05	\$739,950	3670	0	10	2005	3	7000	N	N	19502 SE 27TH PL
001	253840	0120	4/13/05	\$749,950	3680	0	10	2004	3	8892	N	N	19509 SE 27TH PL
001	253840	0010	7/6/05	\$749,950	3680	0	10	2004	3	7437	N	N	19526 SE 27TH PL
001	253840	0050	1/6/06	\$778,352	3680	0	10	2005	3	7500	N	N	19454 SE 27TH PL
001	253840	0110	12/28/05	\$774,336	3690	0	10	2005	3	8892	N	N	19501 SE 27TH PL
001	062406	9051	6/18/04	\$1,590,000	3700	420	10	1991	3	7450	Y	Y	1631 EAST LAKE SAMMAMISH PL SE
001	292506	9033	9/17/04	\$732,500	3790	0	10	1996	3	28875	Y	N	20237 NE 18TH PL
001	253840	0070	9/29/05	\$813,706	3800	0	10	2005	3	9273	N	N	19438 SE 27TH PL
001	850000	0030	3/1/06	\$1,000,000	3810	1430	10	2002	3	6575	Y	N	19633 33RD PL NE
001	253840	0080	3/28/05	\$769,950	3890	0	10	2004	3	9697	N	N	19430 SE 27TH PL
001	253840	0090	9/2/05	\$845,745	3950	0	10	2005	3	8522	N	N	19447 SE 27TH PL
001	253840	0060	8/3/05	\$730,595	3960	0	10	2005	3	7012	N	N	19446 SE 27TH PL
001	253840	0100	9/28/05	\$793,980	3960	0	10	2005	3	8892	N	N	19455 SE 27TH PL
001	253840	0020	3/18/05	\$699,950	3990	0	10	2004	3	7000	N	N	19518 SE 27TH PL
001	253840	0020	6/14/06	\$849,950	3990	0	10	2004	3	7000	N	N	19518 SE 27TH PL
001	253840	0030	2/17/05	\$715,000	4040	0	10	2004	3	7000	N	N	19510 SE 27TH PL

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	029362	0120	10/17/05	\$869,320	4130	0	10	1999	3	13874	N	N	855 198TH PL SE
001	072406	9059	7/13/06	\$2,595,000	3000	0	11	2001	3	10730	Y	Y	2417 EAST LAKE SAMMAMISH PL SE
001	072406	9113	12/8/06	\$1,600,000	3300	780	11	2001	3	10998	Y	N	2423 EAST LAKE SAMMAMISH PL SE
001	173870	0050	1/18/05	\$1,513,000	3440	0	11	1992	3	13392	Y	Y	141 EAST LAKE SAMMAMISH LN NE
001	012100	0150	5/3/05	\$765,000	3460	0	11	1989	3	14199	Y	N	4139 205TH AVE SE
001	012100	0040	9/1/05	\$750,000	3530	0	11	1987	3	28975	Y	N	4116 205TH AVE SE
001	671090	0070	5/10/04	\$759,000	3570	0	11	1990	3	18490	Y	N	21200 SE 40TH PL
001	012100	0110	7/14/04	\$750,000	3660	0	11	1988	3	15195	Y	N	4123 205TH AVE SE
001	671090	0100	3/17/05	\$770,000	3830	0	11	1995	3	20488	Y	N	21112 SE 40TH PL
001	202506	9145	7/6/05	\$1,225,000	3910	1240	11	2005	3	9251	Y	N	3334 EAST LAKE SAMMAMISH PKWY NE
001	062406	9030	7/27/04	\$1,500,000	4050	0	11	1991	3	7700	Y	Y	1225 EAST LAKE SAMMAMISH SHORE LN SE
001	202506	9138	6/2/05	\$1,259,000	4180	0	11	2005	3	35682	Y	N	19621 NE 33RD PL
001	062406	9086	10/14/04	\$1,157,500	4570	0	11	1991	3	65340	Y	N	19401 SE 16TH ST
001	192506	9092	8/17/05	\$2,120,000	4650	1750	11	2004	3	14654	Y	Y	3645 EAST LAKE SAMMAMISH PKWY NE
001	671090	0020	7/18/06	\$1,350,000	4740	1500	11	2000	3	19396	Y	N	21213 SE 40TH PL
011	752490	0005	7/8/04	\$365,000	900	620	6	1928	5	8932	Y	N	504 WEST LAKE SAMMAMISH PKWY SE
011	919570	0240	10/22/04	\$285,000	910	310	7	1980	3	7202	N	N	19263 SE 48TH PL
011	919570	0190	12/26/04	\$349,950	910	640	7	1981	3	8010	N	N	19252 SE 49TH ST
011	919570	0240	12/29/05	\$395,950	910	310	7	1980	3	7202	N	N	19263 SE 48TH PL
011	925390	0150	4/11/04	\$810,000	960	0	7	1969	3	12770	Y	Y	1258 WEST LAKE SAMMAMISH PKWY SE
011	925390	0320	11/18/04	\$365,500	970	0	7	1959	3	12032	Y	N	1848 WEST LAKE SAMMAMISH PKWY SE
011	919570	0210	6/14/04	\$347,800	1000	220	7	1981	4	8623	N	N	19260 SE 49TH ST
011	919570	0180	3/15/05	\$334,900	1000	220	7	1981	3	9674	N	N	19248 SE 49TH ST
011	919570	0110	9/27/06	\$406,000	1000	0	7	1980	3	8007	N	N	4917 193RD PL SE
011	919570	0370	11/18/04	\$400,000	1030	660	7	1981	4	7202	N	N	19260 SE 48TH PL
011	435370	0150	10/14/04	\$386,000	1050	0	7	1956	5	9750	N	N	18869 SE 42ND ST
011	919570	0040	4/28/04	\$300,000	1060	440	7	1981	3	8086	N	N	4816 193RD PL SE
011	919570	0260	10/18/04	\$328,500	1060	440	7	1980	3	9426	N	N	19229 SE 48TH PL
011	919570	0070	10/2/06	\$500,000	1060	440	7	1980	3	8117	Y	N	4908 193RD PL SE
011	743050	0415	3/30/05	\$397,250	1120	0	7	1971	4	7500	Y	N	1020 WEST LAKE SAMMAMISH PKWY NE
011	362505	9140	1/17/06	\$372,000	1210	370	7	1967	4	9147	Y	N	234 WEST LAKE SAMMAMISH PKWY SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	132405	9062	4/6/06	\$750,000	1310	1310	7	1957	3	9759	Y	N	17457 SE 40TH PL
011	192506	9089	6/22/05	\$2,060,000	1310	1310	7	1951	3	30928	Y	Y	3080 WEST LAKE SAMMAMISH PKWY NE
011	362505	9166	5/13/05	\$355,000	1310	0	7	1948	3	18135	N	N	246 WEST LAKE SAMMAMISH PKWY SE
011	804370	0305	2/28/04	\$890,000	1310	0	7	1954	5	7800	Y	Y	17834 SE 40TH PL
011	192506	9106	4/13/05	\$1,290,000	1560	1440	7	1951	4	18731	Y	Y	3040 WEST LAKE SAMMAMISH PKWY NE
011	925390	0015	4/6/06	\$1,200,000	1690	1570	7	1960	3	27300	Y	Y	816 WEST LAKE SAMMAMISH PKWY SE
011	671010	0100	8/31/04	\$1,140,000	1760	1100	7	1972	3	10502	Y	Y	2608 WEST LAKE SAMMAMISH PKWY NE
011	752830	0045	5/23/05	\$1,290,000	1850	0	7	1957	3	31701	Y	Y	472 WEST LAKE SAMMAMISH PKWY NE
011	362505	9009	6/28/04	\$2,700,000	2000	1420	7	1953	5	177568	Y	Y	204 WEST LAKE SAMMAMISH PKWY SE
011	671010	0065	5/8/06	\$1,534,000	2020	1180	7	1989	3	10914	Y	Y	2454 WEST LAKE SAMMAMISH PKWY NE
011	362505	9076	4/11/06	\$1,315,000	2170	730	7	1967	3	14810	Y	Y	366 WEST LAKE SAMMAMISH PKWY NE
011	435370	0105	9/21/04	\$700,000	2250	0	7	1928	3	7600	Y	Y	18848 SE 42ND ST
011	192506	9082	2/13/06	\$1,520,000	2860	1780	7	1952	5	22703	Y	Y	3230 WEST LAKE SAMMAMISH PKWY NE
011	891710	0035	3/21/05	\$820,000	1020	740	8	1984	3	10800	Y	Y	2230 WEST LAKE SAMMAMISH PKWY NE
011	919570	0380	8/4/04	\$499,950	1030	500	8	1981	5	7845	N	N	19266 SE 48TH PL
011	412340	0100	11/23/04	\$380,000	1190	790	8	1973	3	7200	N	N	18917 SE 43RD ST
011	292350	1340	6/24/05	\$449,900	1220	980	8	1978	3	9506	N	N	4568 187TH PL SE
011	412340	0370	4/28/04	\$360,000	1230	400	8	1973	4	7200	N	N	18922 SE 42ND PL
011	542300	0010	5/20/05	\$433,000	1250	450	8	1976	3	8400	N	N	18803 SE 44TH WAY
011	543740	0120	3/8/04	\$330,000	1250	360	8	1982	3	7566	N	N	4531 191ST AVE SE
011	412340	0240	11/28/05	\$440,000	1260	1170	8	1974	3	7665	N	N	18914 SE 43RD ST
011	543740	1070	7/20/06	\$519,000	1270	570	8	1984	3	12540	N	N	4731 191ST PL SE
011	752495	0300	8/11/06	\$538,000	1300	680	8	1983	3	7840	N	N	4715 192ND PL SE
011	362505	9074	6/16/04	\$872,500	1320	1140	8	1988	3	13350	Y	Y	414 WEST LAKE SAMMAMISH PKWY SE
011	542300	0620	7/27/04	\$427,900	1320	840	8	1977	3	8400	N	N	4363 191ST AVE SE
011	292350	0880	8/24/04	\$416,450	1340	590	8	1977	3	8404	N	N	18713 SE 44TH ST
011	542300	0600	3/22/05	\$392,500	1360	1100	8	1977	3	7000	N	N	4351 191ST AVE SE
011	920260	0070	6/26/06	\$430,000	1380	1120	8	1984	3	8982	N	N	4513 186TH AVE SE
011	292350	1150	4/5/06	\$501,000	1390	1040	8	1978	3	8136	N	N	18731 SE 45TH ST
011	542300	0810	2/8/05	\$420,000	1400	670	8	1977	4	7700	N	N	4333 189TH AVE SE
011	542304	0180	9/6/05	\$450,000	1400	840	8	1980	3	7128	N	N	4233 191ST AVE SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	412340	0200	7/22/04	\$384,000	1420	500	8	1973	4	15400	N	N	4229 190TH AVE SE
011	412340	0270	7/2/04	\$334,000	1420	0	8	1973	4	7200	N	N	4238 189TH AVE SE
011	752495	0340	5/11/05	\$433,500	1420	610	8	1980	4	8168	N	N	4739 192ND PL SE
011	542301	0540	12/22/05	\$480,000	1430	840	8	1978	3	7350	N	N	4408 190TH AVE SE
011	542303	0210	5/17/04	\$430,000	1450	860	8	1979	3	9350	N	N	18902 SE 44TH CT
011	292350	0840	12/13/04	\$348,600	1460	600	8	1977	3	6300	N	N	18718 SE 44TH ST
011	292350	0840	1/13/06	\$495,000	1460	600	8	1977	3	6300	N	N	18718 SE 44TH ST
011	412340	0040	3/9/05	\$365,000	1460	0	8	1974	4	7700	N	N	4247 189TH AVE SE
011	292350	0980	11/22/05	\$459,900	1480	660	8	1978	3	7507	N	N	18721 SE 44TH PL
011	292350	1190	9/20/04	\$409,900	1490	1040	8	1978	3	8157	N	N	18730 SE 45TH PL
011	542304	0100	6/23/06	\$500,000	1500	1100	8	1981	3	10200	N	N	4228 192ND CT SE
011	542301	0830	6/4/04	\$525,000	1510	740	8	1978	4	8800	N	N	19217 SE 45TH PL
011	542303	0190	4/13/05	\$459,000	1510	1120	8	1979	3	8075	N	N	18910 SE 44TH CT
011	412340	0060	8/8/06	\$436,500	1520	0	8	1973	4	6215	N	N	4259 189TH AVE SE
011	543740	0520	3/9/06	\$520,000	1520	290	8	1985	3	13300	N	N	4644 189TH PL SE
011	542301	0560	4/12/05	\$432,000	1530	780	8	1977	3	7500	N	N	4425 190TH AVE SE
011	292350	1010	2/24/05	\$442,990	1540	850	8	1977	3	8055	N	N	4416 187TH PL SE
011	752495	0310	5/9/05	\$470,000	1540	440	8	1983	4	7770	N	N	4721 192ND PL SE
011	752495	0310	12/21/05	\$525,000	1540	440	8	1983	4	7770	N	N	4721 192ND PL SE
011	192406	9033	7/27/05	\$1,112,500	1560	760	8	1994	3	10878	Y	Y	19536 SE 51ST ST
011	412340	0380	3/1/04	\$360,000	1560	1430	8	1973	3	6500	N	N	18916 SE 42ND PL
011	752495	0280	8/16/06	\$646,470	1560	610	8	1983	4	8050	N	N	4703 192ND PL SE
011	752495	0470	6/11/04	\$446,500	1570	440	8	1983	4	8322	N	N	4727 193RD AVE SE
011	543740	0160	4/6/04	\$424,950	1580	360	8	1979	3	8000	N	N	19012 SE 46TH WAY
011	543740	0160	7/6/06	\$515,000	1580	360	8	1979	3	8000	N	N	19012 SE 46TH WAY
011	292350	0710	6/21/05	\$423,000	1590	440	8	1979	3	7700	N	N	4324 187TH PL SE
011	292350	0710	4/3/06	\$475,000	1590	440	8	1979	3	7700	N	N	4324 187TH PL SE
011	292350	1060	6/23/06	\$548,000	1590	770	8	1977	3	7216	N	N	18720 SE 45TH ST
011	292350	0410	5/9/06	\$515,000	1600	0	8	1978	3	7200	Y	N	4137 187TH AVE SE
011	292350	1300	3/17/06	\$450,000	1610	630	8	1978	3	9265	N	N	4569 187TH PL SE
011	925390	0114	6/22/05	\$690,950	1610	1150	8	1968	4	11490	Y	N	1216 WEST LAKE SAMMAMISH PKWY SE

**Improved Sales Used in this Annual Update Analysis**  
**Area 47**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542303	0040	7/28/05	\$535,000	1630	890	8	1979	3	9975	N	N	18900 SE 44TH PL
011	292350	0940	12/7/05	\$360,000	1640	570	8	1978	3	8919	N	N	18704 SE 44TH PL
011	362505	9090	6/28/04	\$895,000	1650	1250	8	1964	4	10890	Y	Y	630 EAST LAKE SAMMAMISH LN NE
011	292350	1360	8/25/04	\$400,000	1680	1100	8	1978	3	7600	N	N	18717 SE 45TH PL
011	543740	0450	12/13/04	\$430,000	1690	370	8	1980	3	8610	N	N	4615 189TH PL SE
011	542301	0670	4/18/05	\$482,500	1720	610	8	1978	3	9000	N	N	4521 192ND AVE SE
011	543740	1030	3/29/04	\$520,000	1720	590	8	1980	5	10624	N	N	19107 SE 47TH PL
011	542304	0350	4/7/06	\$495,000	1740	0	8	1980	4	9100	N	N	19202 SE 43RD PL
011	542304	0350	7/3/06	\$545,000	1740	0	8	1980	4	9100	N	N	19202 SE 43RD PL
011	122405	9125	5/12/04	\$1,150,000	1770	1160	8	1989	4	12600	Y	Y	2668 WEST LAKE SAMMAMISH PKWY SE
011	542300	0630	12/18/04	\$345,000	1790	0	8	1977	4	6834	N	N	4360 190TH AVE SE
011	542301	0740	7/6/05	\$459,000	1800	0	8	1978	3	8686	N	N	4552 192ND AVE SE
011	542303	0340	3/23/05	\$390,000	1800	0	8	1979	3	8800	N	N	19108 SE 45TH ST
011	292350	1310	6/7/04	\$410,000	1820	0	8	1978	4	14108	N	N	4573 187TH PL SE
011	292350	0750	9/2/05	\$549,950	1820	350	8	1978	4	6580	N	N	18712 SE 43RD PL
011	752495	0860	3/18/05	\$417,500	1820	0	8	1979	3	7630	N	N	4628 193RD AVE SE
011	543740	0810	7/3/06	\$540,000	1830	310	8	1980	3	11400	N	N	4667 191ST AVE SE
011	752495	1050	4/29/04	\$409,950	1860	0	8	1980	3	9540	N	N	19204 SE 47TH ST
011	543740	0050	8/17/05	\$469,000	1870	0	8	1980	3	8496	N	N	4542 191ST AVE SE
011	925390	0106	3/15/05	\$405,000	1880	0	8	1980	3	8921	N	N	17036 SE 12TH PL
011	542304	0320	4/20/04	\$399,000	1890	0	8	1980	3	9996	N	N	19216 SE 43RD PL
011	543740	0510	5/23/06	\$535,000	1890	0	8	1980	3	12000	N	N	4649 189TH PL SE
011	752495	0630	10/4/05	\$499,000	1890	0	8	1980	3	8064	N	N	4737 193RD PL SE
011	194970	0110	4/18/05	\$1,212,500	1900	800	8	1974	3	14345	Y	Y	3222 WEST LAKE SAMMAMISH PKWY SE
011	292350	0050	3/23/05	\$591,900	1900	510	8	1977	4	7144	N	N	4220 187TH AVE SE
011	543740	1000	11/22/06	\$530,000	1910	0	8	1982	3	11092	N	N	19106 SE 47TH PL
011	543740	1000	12/6/06	\$555,000	1910	0	8	1982	3	11092	N	N	19106 SE 47TH PL
011	920265	0030	11/1/05	\$475,000	1910	0	8	1987	3	10943	N	N	4556 186TH AVE SE
011	920265	0130	11/23/05	\$456,000	1910	0	8	1987	3	7683	N	N	4514 186TH AVE SE
011	920265	0080	11/8/06	\$525,000	1910	0	8	1987	3	8560	N	N	4534 186TH AVE SE
011	542301	0020	6/16/04	\$405,000	1920	0	8	1978	4	8925	N	N	4602 192ND AVE SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542301	0020	3/17/05	\$445,000	1920	0	8	1978	4	8925	N	N	4602 192ND AVE SE
011	292350	0100	8/4/06	\$528,000	1950	560	8	1978	4	7176	N	N	4219 187TH PL NE
011	543740	0720	7/3/06	\$552,500	1950	0	8	1979	3	9282	N	N	4624 190TH AVE SE
011	182406	9114	7/28/04	\$410,000	1960	550	8	1979	3	17927	N	N	18459 SE 43RD PL
011	543740	0540	6/8/04	\$434,950	1980	0	8	1979	3	8806	N	N	4634 189TH PL SE
011	752495	0440	12/13/04	\$452,900	1980	0	8	1984	4	8260	N	N	19237 SE 47TH ST
011	920265	0050	6/22/05	\$453,000	1980	0	8	1987	3	8479	N	N	4548 186TH AVE SE
011	752490	0045	6/7/06	\$1,585,000	1990	1020	8	2003	3	11900	Y	Y	540 WEST LAKE SAMMAMISH PKWY SE
011	752495	0890	6/3/05	\$527,255	1990	0	8	1979	3	7560	N	N	19242 SE 46TH PL
011	292350	0360	5/8/04	\$430,000	2000	0	8	1977	4	11088	N	N	18618 SE 41ST CT
011	920265	0180	11/22/05	\$500,000	2000	0	8	1988	3	6778	N	N	18606 SE 45TH ST
011	925390	0089	9/12/05	\$1,495,000	2000	0	8	1971	4	19500	Y	Y	1042 WEST LAKE SAMMAMISH PKWY SE
011	671010	0040	1/12/06	\$1,392,000	2020	850	8	1998	3	16732	Y	Y	2428 WEST LAKE SAMMAMISH PKWY NE
011	412340	0120	9/21/04	\$350,000	2040	0	8	1973	4	7540	N	N	18931 SE 43RD ST
011	543740	0650	7/7/05	\$450,000	2050	0	8	1980	3	12420	N	N	4659 190TH AVE SE
011	542300	0380	8/3/06	\$829,950	2060	1510	8	1979	3	9440	N	N	19220 SE 44TH WAY
011	542303	0400	4/26/04	\$376,000	2070	0	8	1979	3	7350	N	N	19119 SE 45TH ST
011	542303	0400	8/10/05	\$434,000	2070	0	8	1979	3	7350	N	N	19119 SE 45TH ST
011	543740	0990	11/8/04	\$454,950	2090	0	8	1982	4	8010	N	N	19110 SE 47TH PL
011	542301	0930	4/7/06	\$725,000	2110	500	8	1979	3	7412	N	N	4561 193RD PL SE
011	743050	0316	2/15/06	\$754,800	2110	0	8	1982	3	12308	Y	N	1106 WEST LAKE SAMMAMISH PKWY NE
011	752495	0870	3/16/04	\$449,950	2110	0	8	1979	3	10152	N	N	4624 193RD AVE SE
011	542301	0570	7/18/05	\$525,000	2150	0	8	1978	3	9000	N	N	4433 189TH PL SE
011	752495	0800	6/1/04	\$459,000	2160	0	8	1984	4	8360	N	N	4621 193RD PL SE
011	542300	0130	9/12/05	\$475,000	2180	0	8	1977	4	8800	N	N	4403 192ND PL SE
011	671010	0070	11/10/06	\$1,316,000	2180	620	8	1993	3	10800	Y	Y	2458 WEST LAKE SAMMAMISH PKWY NE
011	752495	0810	5/11/06	\$557,000	2180	0	8	1984	4	7420	N	N	4627 193RD PL SE
011	542303	0420	9/14/06	\$625,000	2190	0	8	1979	3	7350	N	N	19129 SE 45TH ST
011	752495	0570	5/7/04	\$375,000	2210	0	8	1980	3	7275	N	N	4718 193RD AVE SE
011	752495	0570	2/10/04	\$375,000	2210	0	8	1980	3	7275	N	N	4718 193RD AVE SE
011	542304	0150	6/29/04	\$415,000	2220	0	8	1980	3	8888	N	N	4234 191ST AVE SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	752495	0850	4/20/05	\$525,000	2220	0	8	1979	3	7490	N	N	4634 193RD AVE SE
011	543740	0890	11/2/04	\$432,000	2230	0	8	1981	3	8829	N	N	4638 191ST AVE SE
011	292350	0480	4/1/05	\$574,000	2250	800	8	1978	3	8050	Y	N	18616 SE 42ND PL
011	752495	0600	4/28/05	\$515,000	2250	0	8	1983	3	7725	N	N	4719 193RD PL SE
011	542304	0340	4/10/06	\$520,000	2280	0	8	1980	4	9920	N	N	19206 SE 43RD PL
011	542301	0520	3/17/05	\$449,000	2300	0	8	1977	3	6240	N	N	4424 190TH AVE SE
011	752495	0760	9/7/05	\$600,000	2320	0	8	1984	3	8820	N	N	4620 193RD PL SE
011	362505	9172	5/7/04	\$700,000	2340	970	8	2000	3	53325	Y	N	215 WEST LAKE SAMMAMISH PKWY SE
011	543740	0760	6/24/04	\$439,900	2340	0	8	1981	3	9794	N	N	4639 191ST AVE SE
011	543740	0760	5/16/05	\$479,000	2340	0	8	1981	3	9794	N	N	4639 191ST AVE SE
011	542304	0270	9/21/06	\$700,000	2360	0	8	1982	3	12285	N	N	19223 SE 43RD ST
011	542304	0380	3/25/05	\$455,000	2370	0	8	1980	3	8625	N	N	19209 SE 43RD PL
011	752495	0050	9/14/05	\$637,500	2450	0	8	1980	3	8400	N	N	4729 194TH AVE SE
011	542304	0090	4/16/04	\$445,000	2460	0	8	1982	4	8100	N	N	4234 192ND CT SE
011	292350	0670	1/12/06	\$478,000	2470	0	8	1978	3	7300	N	N	18725 SE 43RD ST
011	543740	1050	10/19/04	\$439,900	2480	0	8	1980	4	8610	N	N	4721 191ST PL SE
011	543740	0970	6/29/05	\$525,000	2530	0	8	1983	3	8960	N	N	19118 SE 47TH PL
011	202406	9044	11/21/05	\$1,275,000	2560	870	8	1972	5	11277	Y	Y	5134 NW SAMMAMISH RD
011	752495	0920	3/22/06	\$665,000	2570	0	8	1980	4	10736	N	N	19220 SE 46TH PL
011	542300	0500	8/12/04	\$469,000	2580	0	8	1977	4	7700	N	N	4332 191ST AVE SE
011	542300	0400	7/10/05	\$549,000	2620	0	8	1978	3	9440	N	N	19204 SE 44TH WAY
011	542301	0470	3/8/04	\$460,000	2640	0	8	1978	3	8000	N	N	4467 191ST PL SE
011	542303	0530	5/17/04	\$469,000	2650	0	8	1979	4	9900	N	N	4414 191ST PL SE
011	542303	0330	8/19/04	\$455,000	2650	0	8	1979	3	7700	N	N	19114 SE 45TH ST
011	542301	0950	8/5/05	\$660,000	2670	0	8	1979	3	8640	N	N	4573 193RD PL SE
011	752495	0700	4/25/05	\$695,000	2770	0	8	1980	5	7420	N	N	4708 193RD PL SE
011	864870	0230	4/11/05	\$579,000	2790	0	8	1980	4	9500	N	N	4266 182ND AVE SE
011	542300	0610	7/25/05	\$620,000	2850	0	8	1977	4	7280	N	N	4357 191ST AVE SE
011	864870	0390	8/24/06	\$521,000	2860	0	8	1979	3	8250	N	N	18151 SE 42ND PL
011	542300	0410	8/24/06	\$700,000	2970	0	8	1979	4	9440	N	N	19132 SE 44TH WAY
011	542301	0100	6/1/04	\$525,000	2970	0	8	1979	4	8625	N	N	4578 193RD PL SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	542304	0080	1/26/05	\$400,000	3010	0	8	1980	3	10200	N	N	4240 192ND CT SE
011	292350	0740	9/15/04	\$470,000	3140	0	8	1977	3	7140	N	N	18720 SE 43RD PL
011	743050	0115	11/18/04	\$549,990	1360	930	9	1978	3	13462	Y	N	1620 WEST LAKE SAMMAMISH PKWY NE
011	292350	0200	8/25/04	\$440,000	1440	700	9	1979	3	8000	Y	N	18704 SE 42ND PL
011	543740	0620	7/6/04	\$435,000	1550	510	9	1979	5	8700	N	N	4647 190TH AVE SE
011	543740	0620	9/6/05	\$509,000	1550	510	9	1979	5	8700	N	N	4647 190TH AVE SE
011	864870	0520	9/12/06	\$865,000	1760	1170	9	1979	3	11250	Y	N	4104 181ST AVE SE
011	192406	9118	3/10/05	\$671,922	1790	700	9	1972	3	8798	Y	N	19514 SE 51ST ST
011	864870	0310	12/3/04	\$410,000	1810	0	9	1979	3	12650	N	N	18156 SE 42ND PL
011	182406	9159	4/1/05	\$850,000	2010	1320	9	1963	3	29915	Y	Y	4131 181ST AVE SE
011	192406	9037	1/26/04	\$1,427,000	2040	1320	9	1982	3	23161	Y	Y	4848 194TH AVE SE
011	542301	0200	6/24/05	\$730,500	2040	1410	9	1979	3	10000	N	N	4575 194TH AVE SE
011	542300	0280	6/8/04	\$600,000	2120	790	9	1977	4	8800	N	N	4423 193RD AVE SE
011	362505	9120	9/6/06	\$765,000	2130	900	9	1976	3	20446	Y	N	390 WEST LAKE SAMMAMISH PKWY NE
011	743050	0155	5/11/05	\$1,149,000	2170	1130	9	2000	3	9458	Y	Y	1460 WEST LAKE SAMMAMISH PKWY NE
011	925390	0354	8/19/05	\$545,000	2200	0	9	1978	3	11000	N	N	2035 WEST LAKE SAMMAMISH PKWY SE
011	542301	0140	6/29/05	\$685,000	2230	0	9	1979	3	13200	N	N	4546 193RD PL SE
011	925390	0115	9/8/04	\$580,000	2250	350	9	1979	3	17411	Y	N	17007 SE 12TH PL
011	925390	0115	4/29/05	\$610,000	2250	350	9	1979	3	17411	Y	N	17007 SE 12TH PL
011	192406	9083	9/20/06	\$510,000	2270	0	9	1989	3	7982	N	N	4928 193RD PL SE
011	542301	0910	9/6/05	\$710,000	2270	990	9	1979	3	8000	N	N	4549 193RD PL SE
011	925390	0044	4/26/05	\$705,000	2290	810	9	1986	3	10160	Y	N	922 170TH PL
011	542301	0210	5/23/05	\$662,500	2300	0	9	1978	3	11000	N	N	4579 194TH AVE SE
011	542301	0210	7/21/06	\$775,000	2300	0	9	1978	3	11000	N	N	4579 194TH AVE SE
011	182406	9123	11/8/04	\$599,900	2370	0	9	1995	3	14601	N	N	18451 SE 43RD PL
011	362505	9154	10/1/04	\$563,000	2390	0	9	1990	3	41382	Y	N	231 WEST LAKE SAMMAMISH PKWY SE
011	440660	0030	2/9/05	\$1,365,000	2410	1480	9	1973	5	15462	Y	Y	4048 WEST LAKE SAMMAMISH PKWY SE
011	891710	0025	9/23/04	\$1,375,000	2420	710	9	1997	3	13000	Y	Y	2240 WEST LAKE SAMMAMISH PKWY NE
011	292350	0330	5/25/05	\$468,000	2440	0	9	1978	3	7200	N	N	4119 187TH AVE SE
011	542304	0240	9/10/04	\$512,000	2440	0	9	1982	4	8784	N	N	19117 SE 43RD ST
011	435370	0115	9/10/04	\$1,125,000	2560	600	9	1990	5	7250	Y	Y	18856 SE 42ND ST

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	543740	0030	9/22/04	\$595,000	2640	0	9	2002	3	8460	N	N	4554 191ST AVE SE
011	202406	9043	2/26/04	\$900,000	2690	850	9	1991	3	14810	Y	Y	5120 WEST LAKE SAMMAMISH PKWY SE
011	542301	0150	9/22/06	\$689,000	2790	0	9	1979	3	9450	N	N	4536 193RD PL SE
011	542301	0900	5/19/05	\$575,000	2820	0	9	1979	3	9360	N	N	4543 193RD PL SE
011	542301	0290	2/28/04	\$1,185,000	2830	0	9	1978	3	12300	Y	Y	4538 194TH AVE SE
011	743050	0175	4/29/05	\$1,215,000	2870	1000	9	1987	3	16208	Y	Y	1444 WEST LAKE SAMMAMISH PKWY NE
011	440660	0040	2/24/04	\$1,120,000	2910	1980	9	1971	3	12800	Y	Y	4040 WEST LAKE SAMMAMISH PKWY SE
011	542300	0190	5/25/04	\$625,000	2940	0	9	1977	4	8800	Y	N	4432 192ND PL SE
011	864870	0260	8/10/06	\$650,000	2940	0	9	1979	3	8664	N	N	4248 181ST PL SE
011	122405	9114	11/28/05	\$2,345,000	3080	1290	9	2005	3	10980	Y	Y	2950 WEST LAKE SAMMAMISH PKWY SE
011	362505	9091	8/31/05	\$1,795,000	3180	1300	9	1987	3	13504	Y	Y	640 WEST LAKE SAMMAMISH PKWY NE
011	925390	0053	8/11/05	\$899,950	3280	0	9	1985	3	13729	Y	N	929 170TH PL SE
011	362505	9013	12/11/04	\$620,000	3500	0	9	1999	3	60965	Y	N	365 WEST LAKE SAMMAMISH PKWY SE
011	542301	0190	8/1/06	\$705,000	3500	0	9	1979	4	8400	N	N	4569 194TH AVE SE
011	440660	0020	8/23/04	\$1,795,000	3760	0	9	1975	4	18400	Y	Y	4050 WEST LAKE SAMMAMISH PKWY SE
011	925390	0210	12/4/06	\$1,050,000	3870	0	9	1997	3	46609	Y	N	17002 SE 14TH LN
011	864870	0140	6/23/04	\$575,000	4020	0	9	1977	4	8280	N	N	4326 182ND PL SE
011	362505	9134	1/3/06	\$2,125,000	4100	640	9	1990	5	10650	Y	Y	456 WEST LAKE SAMMAMISH PKWY SE
011	891710	0020	3/17/05	\$889,000	1130	1040	10	1979	3	16600	Y	Y	2244 WEST LAKE SAMMAMISH PKWY NE
011	542300	0320	11/1/04	\$1,900,000	1600	1520	10	1977	4	16400	Y	Y	4440 193RD AVE SE
011	925390	0142	6/20/05	\$1,900,000	1630	1460	10	1969	3	21340	Y	Y	1250 WEST LAKE SAMMAMISH PKWY SE
011	925390	0160	5/8/04	\$1,475,000	1830	1730	10	1969	4	32400	Y	Y	1402 WEST LAKE SAMMAMISH PKWY SE
011	925390	0047	6/3/04	\$1,900,000	2390	1620	10	1990	3	10200	Y	Y	842 WEST LAKE SAMMAMISH PKWY SE
011	362505	9021	8/10/05	\$1,500,000	2430	0	10	1987	3	30056	Y	Y	326 WEST LAKE SAMMAMISH PKWY NE
011	362505	9039	5/21/04	\$885,000	2510	750	10	1999	3	41444	Y	N	411 WEST LAKE SAMMAMISH PKWY SE
011	865500	0070	7/19/05	\$980,000	2540	1100	10	1982	3	8239	Y	N	17208 SE 29TH CT
011	192506	9167	4/4/05	\$3,330,000	2720	1740	10	2000	3	18990	Y	Y	3408 WEST LAKE SAMMAMISH PKWY NE
011	362505	9069	7/30/04	\$795,000	2770	660	10	1991	4	26571	Y	N	229 WEST LAKE SAMMAMISH PKWY NE
011	192506	9066	8/4/04	\$1,174,700	2810	0	10	1974	4	18731	Y	Y	2850 WEST LAKE SAMMAMISH PKWY NE
011	435370	0190	3/1/05	\$565,000	2950	0	10	1976	3	10200	N	N	18843 SE 42ND ST
011	743050	0035	3/23/04	\$1,115,000	3220	1260	10	1991	3	11000	Y	Y	1838 WEST LAKE SAMMAMISH PKWY NE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	194970	0127	9/15/06	\$1,259,000	3310	980	10	2002	3	4467	Y	N	3202 WEST LAKE SAMMAMISH PKWY SE
011	925390	0109	6/3/04	\$650,000	3370	240	10	1980	4	11600	Y	N	17006 SE 12TH PL
011	925390	0109	6/7/06	\$1,100,000	3370	240	10	1980	4	11600	Y	N	17006 SE 12TH PL
011	925390	0365	11/15/04	\$938,000	3480	970	10	2004	3	11926	Y	N	2051 WEST LAKE SAMMAMISH PKWY SE
011	743050	0105	7/16/04	\$999,000	3800	1110	10	2003	3	21990	Y	N	1628 WEST LAKE SAMMAMISH PKWY NE
011	435370	0065	2/6/06	\$2,000,000	3880	0	10	1995	3	8050	Y	Y	18826 SE 42ND ST
011	671010	0101	6/20/05	\$940,000	3890	0	10	1999	3	9696	Y	N	2602 WEST LAKE SAMMAMISH PKWY NE
011	122405	9060	9/27/05	\$1,700,000	1810	1610	11	1992	3	8712	Y	Y	3930 WEST LAKE SAMMAMISH PKWY SE
011	865500	0040	4/29/05	\$2,400,000	2290	2110	11	2000	3	11350	Y	Y	17219 SE 29TH CT
011	865500	0040	10/5/06	\$2,995,000	2290	2110	11	2000	3	11350	Y	Y	17219 SE 29TH CT
011	891710	0075	3/13/06	\$1,050,000	2330	1390	11	1974	3	16500	Y	Y	2120 WEST LAKE SAMMAMISH PKWY NE
011	202406	9121	5/20/04	\$1,450,000	3230	1510	11	2003	3	10297	Y	Y	5152 NW SAMMAMISH RD
011	202406	9121	10/31/06	\$2,180,000	3230	1510	11	2003	3	10297	Y	Y	5152 NW SAMMAMISH RD
011	194970	0129	4/26/05	\$1,270,000	3570	780	11	2001	3	4800	Y	N	3204 WEST LAKE SAMMAMISH PKWY SE
011	194970	0129	10/19/06	\$1,450,000	3570	780	11	2001	3	4800	Y	N	3204 WEST LAKE SAMMAMISH PKWY SE
011	541865	0080	7/20/04	\$675,000	3690	0	11	1987	3	11468	N	N	4200 185TH PL SE
011	362505	9181	7/9/04	\$1,055,000	3810	0	11	1998	3	12259	Y	N	128 WEST LAKE SAMMAMISH PKWY SE
011	925390	0225	5/10/04	\$2,199,000	4040	690	11	1991	3	21300	Y	Y	1610 WEST LAKE SAMMAMISH PKWY SE
011	671010	0050	7/19/06	\$3,000,000	4550	720	11	2001	3	17480	Y	Y	2438 WEST LAKE SAMMAMISH PKWY NE
013	142505	9074	7/12/05	\$375,000	720	0	6	1930	5	8496	N	N	16136 NE 51ST ST
013	132505	9073	5/27/04	\$230,000	790	0	6	1918	5	9882	N	N	4035 WEST LAKE SAMMAMISH PKWY NE
013	182800	0370	8/15/06	\$435,000	900	470	7	1970	3	8400	N	N	15821 NE 56TH WAY
013	182800	1290	6/24/05	\$359,000	930	390	7	1970	4	9576	N	N	15703 NE 56TH WAY
013	182800	0990	3/11/04	\$294,000	950	440	7	1969	4	11310	N	N	15609 NE 56TH WAY
013	541180	0120	5/12/06	\$345,400	980	0	7	1967	4	8687	N	N	5814 155TH AVE NE
013	541180	0300	8/1/05	\$316,000	990	0	7	1967	4	7275	N	N	5915 155TH AVE NE
013	215500	0450	12/20/06	\$438,000	1010	360	7	1967	4	9440	N	N	16104 NE 57TH ST
013	808780	0170	6/27/05	\$347,000	1050	710	7	1963	3	11000	N	N	5240 155TH AVE NE
013	182800	1060	10/24/06	\$429,950	1100	0	7	1966	4	10010	N	N	5515 157TH DR NE
013	182800	0620	12/12/05	\$387,500	1110	0	7	1966	4	10875	N	N	5327 156TH DR NE
013	808780	0410	3/25/04	\$272,199	1150	460	7	1963	3	7836	N	N	5309 155TH AVE NE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	808780	0010	4/22/05	\$420,000	1150	0	7	1963	4	9153	N	N	5427 156TH AVE NE
013	808780	0400	3/14/06	\$480,000	1150	800	7	1963	3	7350	N	N	5315 155TH AVE NE
013	182800	1190	12/14/04	\$375,000	1180	500	7	1969	5	8760	N	N	5309 159TH AVE NE
013	182800	0810	11/17/04	\$347,500	1200	340	7	1968	4	8400	N	N	15724 NE 53RD ST
013	182800	0680	1/6/05	\$383,500	1200	430	7	1968	4	9600	N	N	15609 NE 53RD ST
013	182800	0140	9/29/05	\$439,000	1200	430	7	1967	3	8400	N	N	5424 159TH PL NE
013	541180	0200	4/13/06	\$462,000	1200	620	7	1967	4	7739	N	N	5711 155TH AVE NE
013	215500	0030	8/3/04	\$298,000	1220	500	7	1968	4	11000	N	N	5514 162ND AVE NE
013	215500	0300	6/2/05	\$330,000	1220	500	7	1967	3	9600	N	N	5514 160TH AVE NE
013	215500	0290	12/5/06	\$457,000	1220	500	7	1967	4	9600	N	N	5606 160TH AVE NE
013	215500	0300	11/13/06	\$485,000	1220	500	7	1967	5	9600	N	N	5514 160TH AVE NE
013	182800	1180	9/16/04	\$325,000	1240	0	7	1969	4	9116	N	N	5315 159TH AVE NE
013	808780	0190	8/17/05	\$465,000	1240	1200	7	1963	4	9800	N	N	15514 NE 53RD PL
013	541180	0230	9/2/05	\$474,900	1270	1050	7	1966	4	7289	N	N	5733 155TH AVE NE
013	808780	0360	6/7/06	\$530,000	1290	940	7	1963	3	8400	N	N	5407 155TH AVE NE
013	142505	9080	11/8/05	\$780,000	1300	1000	7	1960	4	57499	N	N	15628 NE 51ST ST
013	182800	0070	12/12/06	\$314,413	1300	540	7	1967	3	9350	N	N	5306 159TH AVE NE
013	182800	0260	4/18/05	\$399,500	1300	650	7	1969	4	8925	N	N	5415 159TH PL NE
013	182800	0330	6/13/06	\$423,500	1300	0	7	1969	3	7905	N	N	5518 158TH PL NE
013	438860	0090	4/23/04	\$360,000	1300	1200	7	1975	4	11050	N	N	17316 NE 42ND ST
013	541180	0220	6/15/06	\$499,995	1300	1300	7	1966	4	7439	N	N	5725 155TH AVE NE
013	808780	0330	11/1/06	\$489,999	1300	840	7	1964	4	7876	N	N	5503 155TH AVE NE
013	182800	1140	11/23/04	\$375,000	1340	550	7	1967	4	5490	N	N	15709 NE 54TH WAY
013	182800	1300	7/12/05	\$390,000	1340	620	7	1967	4	8820	N	N	15709 NE 56TH WAY
013	182800	1330	11/8/06	\$394,950	1340	620	7	1967	4	8750	N	N	5521 158TH PL NE
013	182800	1300	11/9/05	\$428,000	1340	620	7	1967	4	8820	N	N	15709 NE 56TH WAY
013	182800	0210	6/20/05	\$400,000	1380	0	7	1966	4	8400	N	N	5515 159TH PL NE
013	182800	0610	10/5/06	\$475,000	1390	0	7	1970	4	11400	N	N	5409 156TH DR NE
013	808780	0100	11/1/04	\$305,000	1410	0	7	1963	4	9114	N	N	5229 156TH AVE NE
013	808780	0470	8/30/04	\$338,450	1430	530	7	1963	4	7600	N	N	15504 NE 52ND ST
013	438860	0070	4/10/04	\$374,000	1450	690	7	1973	5	14800	Y	N	17321 NE 42ND ST

**Improved Sales Used in this Annual Update Analysis**  
**Area 47**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	808780	0020	5/26/05	\$377,500	1490	0	7	1963	4	8475	N	N	5419 156TH AVE NE
013	182800	0860	8/16/04	\$389,950	1500	1500	7	1966	3	8120	N	N	5324 156TH DR NE
013	182800	0160	1/18/05	\$375,000	1500	630	7	1966	3	10320	N	N	5506 159TH PL NE
013	182800	0040	5/18/05	\$435,000	1500	1500	7	1966	3	6175	N	N	15924 NE 53RD ST
013	215500	0100	10/26/05	\$315,000	1500	0	7	1967	5	13280	N	N	5509 162ND AVE NE
013	215500	0100	7/26/06	\$544,000	1500	0	7	1967	5	13280	N	N	5509 162ND AVE NE
013	182800	0740	6/15/05	\$373,000	1510	0	7	1970	4	8400	N	N	15803 NE 53RD ST
013	182800	0740	7/3/06	\$529,000	1510	0	7	1970	4	8400	N	N	15803 NE 53RD ST
013	215500	0130	11/10/05	\$440,000	1510	570	7	1968	3	10292	N	N	16117 NE 57TH ST
013	215500	0340	2/24/06	\$385,000	1560	0	7	1967	3	8625	N	N	15945 NE 55TH WAY
013	182800	0870	11/15/05	\$500,000	1570	290	7	1966	4	7700	N	N	5330 156TH DR NE
013	182800	1130	11/19/04	\$389,950	1590	440	7	1967	4	6600	N	N	15703 NE 54TH WAY
013	142505	9177	1/26/04	\$348,000	1600	0	7	1985	3	9066	N	N	5005 159TH CT NE
013	808780	0110	6/20/05	\$457,000	1680	1080	7	1963	4	8150	N	N	5219 156TH AVE NE
013	142505	9081	6/13/05	\$550,000	1880	1480	7	1969	4	14374	N	N	5208 156TH AVE NE
013	142505	9169	8/12/04	\$395,000	1910	310	7	1982	3	38408	N	N	4525 162ND AVE NE
013	182800	1020	6/3/05	\$426,000	2220	0	7	1966	3	12464	N	N	5539 157TH AVE NE
013	182800	1340	7/28/05	\$387,500	2320	0	7	1967	4	8750	N	N	5515 158TH PL NE
013	943530	0049	8/24/06	\$577,990	2430	0	7	1966	3	9520	N	N	15530 NE 60TH ST
013	541180	0130	6/2/04	\$414,500	2530	0	7	1966	5	7408	N	N	5806 155TH AVE NE
013	182800	0470	12/16/05	\$409,000	2720	0	7	1967	3	13300	N	N	15636 NE 56TH WAY
013	182800	0910	10/4/04	\$540,000	3120	0	7	2000	3	9000	N	N	5424 156TH DR NE
013	542256	0120	10/27/05	\$329,000	900	640	8	1977	3	6000	N	N	6416 156TH PL NE
013	542256	0120	6/30/06	\$404,999	900	640	8	1977	3	6000	N	N	6416 156TH PL NE
013	542257	0390	5/20/04	\$271,000	970	720	8	1978	4	7000	N	N	6012 158TH WAY NE
013	339530	0250	11/16/06	\$525,755	1130	840	8	1977	3	10350	N	N	16941 NE 42ND ST
013	182800	1210	4/27/04	\$320,000	1190	600	8	1976	4	16080	N	N	15712 NE 54TH WAY
013	339530	0360	1/28/04	\$317,250	1220	850	8	1977	3	8400	N	N	17118 NE 43RD TER
013	339530	0310	10/27/06	\$564,000	1220	450	8	1977	3	15200	N	N	4212 171ST AVE NE
013	306620	0240	4/11/05	\$405,000	1240	360	8	1979	3	9790	N	N	16658 NE 48TH ST
013	388231	0170	5/30/06	\$525,540	1250	750	8	1980	3	11680	N	N	15411 NE 54TH ST

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	555630	0034	2/14/06	\$498,000	1250	720	8	1978	4	9785	N	N	4115 172ND AVE NE
013	856293	0700	8/2/04	\$365,000	1280	810	8	1977	4	9804	N	N	5038 158TH AVE NE
013	730910	0350	11/8/04	\$407,000	1310	350	8	1976	3	7725	N	N	4502 166TH PL NE
013	388232	0050	7/8/04	\$356,950	1320	500	8	1979	4	10355	N	N	5203 154TH AVE NE
013	339530	0240	5/8/06	\$562,500	1350	670	8	1978	3	10000	N	N	16925 NE 42ND ST
013	339530	0150	8/4/05	\$405,000	1360	830	8	1977	3	10011	N	N	4135 169TH CT NE
013	339530	0160	5/24/06	\$430,000	1370	1050	8	1977	3	10270	N	N	4127 169TH CT NE
013	542256	0140	5/10/05	\$340,600	1400	0	8	1976	4	7790	N	N	15603 NE 65TH ST
013	339530	0100	12/14/05	\$435,000	1410	500	8	1977	3	9453	N	N	16934 NE 42ND ST
013	730910	0290	6/2/04	\$375,000	1410	880	8	1975	4	7280	N	N	16527 NE 46TH ST
013	306620	0260	7/21/05	\$479,000	1430	930	8	1979	3	9310	N	N	16634 NE 48TH ST
013	542256	0100	9/13/04	\$324,500	1430	0	8	1977	5	6720	N	N	6318 156TH PL NE
013	856293	0240	5/3/04	\$360,000	1460	750	8	1978	4	7600	N	N	15823 NE 47TH CT
013	306620	0090	8/16/05	\$580,000	1470	1080	8	1979	4	9576	N	N	16523 NE 48TH ST
013	339530	0340	5/11/04	\$371,000	1470	830	8	1977	3	11250	N	N	17117 NE 43RD TER
013	388231	0080	8/17/04	\$320,000	1470	0	8	1982	4	10500	N	N	5323 154TH AVE NE
013	115800	0010	8/25/06	\$430,000	1490	0	8	1979	3	8206	N	N	4041 172ND AVE NE
013	306620	0070	11/15/05	\$430,000	1510	870	8	1979	3	10030	N	N	16507 NE 48TH ST
013	306620	0070	6/12/06	\$600,000	1510	870	8	1979	5	10030	N	N	16507 NE 48TH ST
013	542256	0830	11/2/06	\$421,000	1510	0	8	1978	4	4500	N	N	15710 NE 66TH PL
013	894120	0010	5/3/05	\$427,000	1530	0	8	1978	4	12000	N	N	4010 174TH CT NE
013	306620	0170	4/21/06	\$565,000	1540	1470	8	1982	4	8970	N	N	16643 NE 48TH CT
013	542256	0670	5/21/04	\$270,000	1560	0	8	1976	4	7507	N	N	15810 NE 67TH PL
013	542256	0770	9/6/05	\$346,000	1560	0	8	1978	4	5170	N	N	6611 159TH AVE NE
013	388231	0030	7/27/04	\$333,000	1570	0	8	1982	3	11988	N	N	5433 154TH AVE NE
013	730910	0050	10/13/06	\$500,000	1570	0	8	1974	4	7500	N	N	16608 NE 46TH ST
013	339530	0040	7/12/05	\$394,500	1580	0	8	1978	3	8136	N	N	4301 171ST AVE NE
013	542256	0650	11/14/05	\$373,000	1600	460	8	1976	4	9800	N	N	15822 NE 67TH PL
013	542257	0780	6/9/04	\$282,450	1610	0	8	1979	4	8000	N	N	15622 NE 59TH WAY
013	542257	0110	10/21/05	\$353,400	1610	0	8	1979	4	5500	N	N	15825 NE 59TH WAY
013	730910	0390	1/21/05	\$375,000	1610	0	8	1975	3	8250	Y	N	4525 166TH PL NE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	856293	0320	10/27/06	\$577,000	1610	700	8	1978	4	8000	N	N	15821 NE 46TH CT
013	542256	0440	7/7/04	\$304,000	1630	0	8	1977	5	5100	N	N	6504 159TH AVE NE
013	856293	0350	10/25/05	\$505,000	1630	800	8	1978	3	14400	N	N	4511 159TH AVE NE
013	339530	0070	1/25/05	\$369,900	1640	0	8	1977	4	8050	N	N	17028 NE 42ND ST
013	856293	0220	8/29/05	\$500,000	1640	550	8	1978	4	11250	N	N	15805 NE 47TH CT
013	542256	0990	1/23/04	\$270,000	1650	0	8	1977	4	5250	N	N	15712 NE 65TH ST
013	542257	0120	9/14/05	\$335,000	1650	0	8	1979	4	5500	N	N	15833 NE 59TH WAY
013	542256	0660	2/4/05	\$280,000	1700	0	8	1976	4	6635	N	N	15816 NE 67TH PL
013	730910	0070	11/19/04	\$364,200	1700	0	8	1975	4	7800	N	N	16556 NE 46TH ST
013	730910	0070	5/18/06	\$559,950	1700	0	8	1975	5	7800	N	N	16556 NE 46TH ST
013	542256	0010	9/10/04	\$300,000	1710	0	8	1977	4	6500	N	N	6431 156TH PL NE
013	542256	0500	2/7/06	\$410,000	1710	0	8	1977	4	5750	N	N	6540 159TH AVE NE
013	542257	0560	6/9/05	\$351,000	1720	0	8	1978	3	5250	N	N	6219 159TH PL NE
013	542257	0520	2/1/06	\$384,950	1720	0	8	1978	4	6960	N	N	6316 159TH PL NE
013	178683	0160	2/17/06	\$499,900	1740	500	8	1980	3	11700	N	N	16864 NE 42ND CT
013	542256	0060	10/12/05	\$360,000	1750	0	8	1977	3	5500	N	N	6311 156TH PL NE
013	542256	0950	2/23/06	\$430,000	1750	0	8	1977	4	4000	N	N	15810 NE 65TH ST
013	542256	0870	9/6/06	\$414,000	1750	0	8	1977	3	6000	N	N	15723 NE 66TH PL
013	542256	0020	5/26/04	\$291,000	1760	0	8	1977	4	6500	N	N	6423 156TH PL NE
013	542257	0080	10/27/05	\$405,000	1780	350	8	1979	5	8400	N	N	15801 NE 59TH WAY
013	542257	0260	11/21/05	\$397,500	1790	0	8	1979	4	5400	N	N	5901 160TH CT NE
013	555630	0078	4/22/06	\$650,000	1790	780	8	1976	4	19800	N	N	16624 NE 44TH WAY
013	542257	0400	4/3/06	\$436,000	1807	0	8	1978	4	6858	N	N	6020 158TH WAY NE
013	542256	0610	9/10/04	\$275,000	1830	0	8	1978	4	7000	N	N	15846 NE 67TH PL
013	542256	0610	11/27/06	\$410,000	1830	0	8	1978	4	7000	N	N	15846 NE 67TH PL
013	178683	0100	2/23/04	\$435,500	1840	700	8	1981	4	10400	N	N	16612 NE 42ND CT
013	542257	0760	9/21/06	\$425,000	1850	0	8	1979	4	7056	N	N	15702 NE 59TH WAY
013	555630	0076	5/24/06	\$750,000	1850	0	8	1987	3	9705	Y	N	16410 NE 43RD CT
013	519641	0310	7/5/06	\$1,000,000	1910	0	8	1978	3	35929	N	N	16211 NE 51ST ST
013	542257	0200	6/26/06	\$450,000	1920	0	8	1979	4	7350	N	N	5920 160TH CT NE
013	542257	0600	7/1/05	\$401,000	1930	0	8	1978	4	9100	N	N	6210 158TH CT NE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	542257	0330	9/11/06	\$446,000	1930	0	8	1979	4	4750	N	N	5907 159TH CT NE
013	542256	0900	8/1/06	\$429,999	1960	0	8	1977	4	6500	N	N	6547 159TH AVE NE
013	306620	0120	5/18/06	\$570,000	1980	400	8	1979	4	9130	N	N	16547 NE 48TH CT
013	438860	0120	3/7/06	\$532,000	2030	0	8	1973	4	11200	N	N	17218 NE 42ND ST
013	542256	0560	7/16/04	\$304,950	2070	0	8	1978	4	7020	N	N	6616 159TH AVE NE
013	752557	0120	9/16/05	\$490,000	2070	0	8	1985	3	9040	N	N	4202 170TH CT NE
013	142505	9099	5/4/04	\$530,000	2090	600	8	1962	5	17424	N	N	16231 NE 51ST ST
013	542256	0800	4/21/05	\$337,500	2120	0	8	1978	4	4224	N	N	15730 NE 66TH PL
013	555630	0033	7/11/05	\$515,000	2120	0	8	1996	3	10450	N	N	4045 172ND AVE NE
013	388231	0040	3/24/04	\$335,000	2140	0	8	1979	3	11692	N	N	5425 154TH AVE NE
013	856293	0680	6/22/06	\$588,000	2160	800	8	1977	4	9100	N	N	15812 NE 50TH CT
013	306620	0480	7/20/04	\$450,000	2230	0	8	1979	4	10400	N	N	16220 NE 46TH ST
013	306620	0500	7/25/06	\$694,000	2250	0	8	1980	4	10000	N	N	16204 NE 46TH ST
013	542257	0500	5/24/04	\$320,500	2250	0	8	1978	4	5750	N	N	6228 159TH WAY NE
013	178683	0070	6/25/04	\$429,950	2270	0	8	1980	4	10720	N	N	16617 NE 42ND CT
013	542256	0480	6/4/04	\$317,000	2310	0	8	1977	4	6600	N	N	6528 159TH AVE NE
013	856293	0060	6/29/04	\$502,000	2330	0	8	2004	3	7700	N	N	15841 NE 49TH ST
013	943530	0060	5/12/04	\$400,000	2370	0	8	2001	3	8612	N	N	15516 NE 61ST CT
013	752557	0130	5/6/04	\$452,000	2410	0	8	1985	4	9414	N	N	4208 170TH CT NE
013	306620	0590	10/26/05	\$525,000	2430	0	8	1980	3	11250	N	N	16210 NE 46TH ST
013	856293	0030	12/11/06	\$578,000	2450	0	8	1977	4	9520	N	N	5023 158TH AVE NE
013	182800	0280	6/10/05	\$525,000	2510	0	8	1966	4	8300	N	N	5406 158TH PL NE
013	856293	0560	6/6/05	\$495,000	2520	0	8	1977	3	11700	N	N	15802 NE 49TH ST
013	730910	0380	12/16/04	\$417,500	2540	0	8	1975	3	7195	N	N	4517 166TH PL NE
013	856293	0530	9/6/06	\$549,900	2680	0	8	1978	4	11700	N	N	4828 159TH AVE NE
013	306620	0540	3/21/06	\$565,000	1710	610	9	1979	3	9800	N	N	16225 NE 45TH CT
013	773210	0030	5/25/04	\$422,500	1830	0	9	1987	3	11503	N	N	15618 NE 61ST CT
013	773210	0030	5/25/04	\$422,500	1830	0	9	1987	3	11503	N	N	15618 NE 61ST CT
013	773210	0080	4/21/04	\$481,000	1870	1650	9	1988	3	9931	N	N	15736 NE 61ST CT
013	306620	0600	4/3/06	\$470,000	1940	0	9	1980	4	9600	N	N	16207 NE 46TH CT
013	144285	0240	4/4/05	\$536,000	1970	870	9	1981	4	8470	N	N	16717 NE 41ST ST

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	555630	0092	9/6/06	\$745,000	1990	1260	9	1979	4	20000	N	N	16738 NE 44TH WAY
013	233180	0020	4/26/04	\$406,000	2100	0	9	1990	3	6001	N	N	5044 NE 157TH CT
013	233180	0130	8/22/05	\$515,000	2100	0	9	1990	3	6452	N	N	5021 NE 157TH CT
013	555630	0055	9/20/04	\$584,950	2180	950	9	2003	3	5370	N	N	4640 167TH CT NE
013	144285	0270	7/25/05	\$560,000	2320	0	9	1980	3	11000	N	N	4045 168TH AVE NE
013	306620	0530	9/27/04	\$505,000	2340	0	9	1980	4	9000	N	N	16217 NE 45TH CT
013	773210	0060	5/12/05	\$611,000	2370	0	9	1988	3	11624	N	N	15720 NE 61ST CT
013	555630	0064	10/6/04	\$650,000	2400	920	9	2003	3	6362	N	N	4633 167TH CT NE
013	144285	0150	3/22/04	\$479,500	2460	0	9	1981	3	9894	N	N	16620 NE 41ST ST
013	555630	0063	6/8/04	\$625,950	2460	0	9	2003	3	6802	N	N	4613 167TH CT NE
013	555630	0057	8/13/04	\$599,950	2490	930	9	2003	3	6950	N	N	4624 167TH CT NE
013	752557	0210	11/22/05	\$880,000	2495	0	9	1976	4	21015	N	N	4240 NE BELLEVUE-REDMOND RD
013	555630	0061	8/31/04	\$594,500	2540	690	9	2003	3	7972	N	N	4616 167TH CT NE
013	773210	0050	5/25/05	\$625,000	2680	0	9	1988	3	10738	N	N	15712 NE 61ST CT
013	555630	0112	6/1/06	\$778,800	2950	0	9	1998	3	9000	N	N	16426 NE 40TH ST
013	555630	0062	5/18/04	\$684,000	3120	0	9	2003	3	6517	N	N	4605 167TH CT NE
013	773210	0130	6/25/04	\$570,000	3150	0	9	1987	3	9713	Y	N	15703 NE 61ST CT
013	519700	0020	12/5/06	\$724,500	3470	0	9	1968	5	12816	N	N	16614 NE 47TH ST
013	142505	9127	7/30/04	\$849,000	3650	0	9	1976	4	47044	N	N	15925 NE 51ST ST
013	178681	0080	1/7/04	\$474,000	1870	510	10	1978	4	13104	N	N	16416 NE 44TH WAY
013	519640	0060	11/13/06	\$805,000	2450	0	10	1990	3	9607	Y	N	16422 NE 50TH ST
013	519640	0290	9/14/05	\$660,000	2470	0	10	1990	3	17647	N	N	16507 NE 50TH ST
013	519641	0270	5/23/05	\$630,000	2470	0	10	1990	3	8998	N	N	5004 162ND AVE NE
013	519641	0160	8/3/05	\$656,500	2500	0	10	1990	3	18056	N	N	4908 162ND CT NE
013	519640	0080	7/25/06	\$924,500	2540	1300	10	1989	3	10255	Y	N	5060 164TH CT NE
013	519640	0270	5/16/06	\$725,000	2570	0	10	1989	3	9781	N	N	16441 NE 50TH ST
013	519640	0190	2/18/05	\$660,000	2600	0	10	1989	3	9782	Y	N	16343 NE 50TH ST
013	519642	0010	6/15/04	\$513,000	2620	0	10	1996	3	9919	N	N	16610 NE 50TH WAY
013	260040	0080	6/1/06	\$811,350	2670	0	10	1990	3	15415	N	N	16104 NE 42ND CT
013	142505	9193	12/27/05	\$840,000	2680	920	10	2005	3	9312	Y	N	5541 163RD CT NE
013	142505	9186	11/14/05	\$859,990	2700	130	10	2005	3	7058	Y	N	5411 163RD CT NE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	519642	0390	5/18/05	\$580,000	2740	0	10	1996	3	12316	N	N	16609 NE 50TH WAY
013	519642	0340	10/10/06	\$785,000	2770	0	10	1997	3	10563	N	N	4934 166TH CT NE
013	519640	0110	9/19/05	\$785,000	2850	0	10	1989	3	10972	N	N	5036 164TH CT NE
013	689100	0120	6/27/05	\$769,000	2860	0	10	1998	3	9130	N	N	16031 NE 44TH CT
013	519641	0150	5/23/05	\$729,000	2890	0	10	1990	3	20625	N	N	4904 162ND CT NE
013	519641	0020	6/2/05	\$769,800	2890	250	10	1990	3	9315	N	N	5005 162ND AVE NE
013	519642	0310	2/16/05	\$808,000	2900	860	10	1995	3	12706	N	N	4910 166TH CT NE
013	519642	0310	2/17/06	\$928,800	2900	860	10	1995	3	12706	N	N	4910 166TH CT NE
013	160480	0120	4/19/04	\$689,800	2970	0	10	2004	3	6800	N	N	16224 NE 43RD CT
013	160480	0110	9/28/04	\$699,800	2970	0	10	2004	3	7576	N	N	16230 NE 43RD CT
013	160480	0070	7/10/04	\$713,550	2970	0	10	2004	3	6419	N	N	16319 NE 43RD CT
013	160480	0060	9/14/04	\$717,500	2970	0	10	2004	3	6827	N	N	16311 NE 43RD CT
013	160480	0060	12/7/05	\$860,000	2970	0	10	2004	3	6827	N	N	16311 NE 43RD CT
013	260040	0050	6/20/05	\$560,000	2980	0	10	1990	3	9006	N	N	16128 NE 42ND CT
013	519641	0250	9/19/06	\$828,750	2980	0	10	1991	3	9802	N	N	4920 163RD AVE NE
013	519690	0060	2/24/04	\$593,000	2980	0	10	1992	3	14820	N	N	16120 NE 58TH CT
013	519650	0050	6/3/05	\$899,950	2990	950	10	2005	3	9519	N	N	16617 NE 47TH ST
013	160480	0090	3/11/04	\$685,000	3000	0	10	2004	3	7507	N	N	16314 NE 43RD CT
013	142505	9001	9/23/04	\$628,000	3020	1050	10	1977	4	16521	Y	N	16253 NE 51ST ST
013	519642	0250	7/5/05	\$731,000	3040	0	10	1995	3	9369	N	N	16519 NE 50TH WAY
013	519640	0230	5/10/04	\$580,000	3050	0	10	1989	3	9602	N	N	16409 NE 50TH ST
013	142505	9190	12/21/05	\$904,000	3100	0	10	2005	3	13134	N	N	5529 163RD CT NE
013	519641	0230	8/18/04	\$650,000	3120	0	10	1990	3	9088	N	N	4911 163RD AVE NE
013	519641	0110	4/23/04	\$669,000	3150	0	10	1992	3	15666	N	N	4909 162ND CT NE
013	016190	0100	1/26/06	\$844,148	3160	0	10	1989	3	9521	N	N	16135 NE 41ST CT
013	519642	0020	7/27/04	\$675,000	3190	0	10	1994	3	8850	N	N	16602 NE 50TH WAY
013	142505	9191	3/24/06	\$889,000	3200	0	10	2005	3	7634	N	N	5533 163RD CT NE
013	519642	0240	12/5/06	\$920,000	3210	800	10	1995	3	9371	N	N	16509 NE 50TH WAY
013	519650	0010	7/19/05	\$869,000	3220	0	10	2005	3	8324	N	N	16603 NE 47TH ST
013	519650	0020	11/1/05	\$869,800	3230	0	10	2005	3	8342	N	N	16607 NE 47TH ST
013	519642	0290	4/26/05	\$761,984	3270	0	10	1995	3	9231	N	N	4921 166TH CT NE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
013	689100	0140	12/28/04	\$650,000	3280	0	10	1998	3	9000	N	N	16127 NE 44TH CT
013	519642	0170	8/4/05	\$815,000	3300	0	10	1994	3	9000	N	N	16403 NE 50TH WAY
013	689100	0130	8/30/05	\$899,000	3300	0	10	1998	3	9121	N	N	16119 NE 44TH CT
013	519642	0080	8/22/05	\$886,280	3310	0	10	1995	3	10103	N	N	16418 NE 50TH WAY
013	142505	9188	10/12/05	\$898,500	3420	120	10	2005	3	8380	Y	N	5521 163RD CT NE
013	142505	9187	7/22/05	\$899,500	3420	0	10	2005	3	8133	N	N	5415 163RD CT NE
013	555630	0079	7/10/06	\$745,000	3420	0	10	1977	3	27878	N	N	16720 NE 44TH WAY
013	519642	0040	9/5/06	\$925,000	3430	0	10	1994	3	9541	N	N	16520 NE 50TH WAY
013	142505	9192	7/19/06	\$959,000	3480	910	10	2006	3	7944	Y	N	5537 163RD CT NE
013	519642	0050	3/17/06	\$852,000	3490	0	10	1994	3	10551	N	N	16512 NE 50TH WAY
013	519642	0210	7/15/04	\$725,000	3510	0	10	1995	3	12825	N	N	16431 NE 50TH WAY
013	519642	0350	4/4/04	\$675,000	3600	0	10	1996	3	9837	N	N	4942 166TH CT NE
013	689100	0110	6/28/04	\$750,000	3670	0	10	1998	3	9205	N	N	16023 NE 44TH CT
013	689100	0110	7/1/06	\$995,000	3670	0	10	1998	3	9205	N	N	16023 NE 44TH CT
013	519650	0040	6/3/05	\$874,950	3720	0	10	2005	3	9938	N	N	16615 NE 47TH ST
013	519690	0090	5/6/05	\$830,000	3730	0	10	1992	3	41842	Y	N	16023 NE 58TH CT
013	689100	0060	10/17/05	\$979,800	3740	0	10	1998	3	9793	N	N	16024 NE 44TH CT
013	519642	0270	5/30/06	\$1,005,000	3780	0	10	1996	3	11674	N	N	4963 166TH CT NE
013	519650	0030	1/5/05	\$865,000	3820	0	10	2004	3	8610	N	N	16609 NE 47TH ST
013	141990	0020	5/24/06	\$995,000	4150	0	10	2001	3	8474	Y	N	4018 173RD CT NE
013	142505	9103	7/28/04	\$863,000	3540	0	11	2004	3	9267	N	N	16030 NE 51ST ST
013	142505	9147	9/26/05	\$898,000	3790	610	11	1996	3	16732	Y	N	16247 NE 51ST ST
014	888190	0065	2/21/06	\$375,000	1140	130	6	1932	4	10721	Y	N	16933 SE 38TH PL
014	792280	0530	10/24/05	\$375,000	1000	450	7	1962	3	8240	N	N	2612 166TH AVE SE
014	792290	0190	5/24/05	\$372,850	1020	1000	7	1963	3	7875	N	N	16617 SE 27TH ST
014	321170	0125	1/13/05	\$360,000	1050	920	7	1964	3	15251	N	N	16434 SE 35TH ST
014	345930	0030	8/12/05	\$405,000	1060	720	7	1981	3	8240	N	N	3849 166TH AVE SE
014	792280	0430	12/9/05	\$450,000	1130	800	7	1964	3	7904	Y	N	16681 SE 26TH ST
014	345980	0070	7/13/05	\$400,000	1150	770	7	1985	3	13637	Y	N	16600 SE 40TH PL
014	345980	0080	6/29/05	\$402,000	1150	770	7	1985	3	11104	N	N	16627 SE 40TH PL
014	792290	0230	3/17/06	\$463,500	1200	520	7	1963	4	9350	N	N	16612 SE 26TH PL

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	345980	0130	5/18/04	\$312,000	1230	420	7	1985	3	7308	N	N	16717 SE 40TH PL
014	792280	0340	6/7/04	\$386,500	1270	570	7	1962	3	11610	Y	N	16612 SE 25TH ST
014	399920	0760	6/23/04	\$383,900	1280	750	7	1960	3	11812	N	N	16569 SE 30TH ST
014	792310	0220	11/3/05	\$494,000	1290	860	7	1994	3	4900	N	N	3006 162ND PL SE
014	321170	0145	5/6/05	\$415,000	1320	980	7	1959	3	20200	N	N	3410 164TH PL SE
014	345980	0060	7/28/05	\$395,000	1320	910	7	1985	3	7672	N	N	16606 SE 40TH PL
014	345980	0060	6/14/06	\$445,000	1320	910	7	1985	3	7672	N	N	16606 SE 40TH PL
014	792280	0080	7/19/05	\$418,000	1320	0	7	1964	3	7200	N	N	2537 166TH AVE SE
014	792290	0160	7/6/05	\$395,000	1320	0	7	1963	4	7875	N	N	16635 SE 27TH ST
014	792280	0020	3/23/05	\$383,000	1330	0	7	1962	4	7200	N	N	2411 166TH AVE SE
014	792290	0390	6/24/05	\$438,500	1340	1000	7	1964	5	6496	Y	N	16639 SE 26TH PL
014	792300	0120	3/7/05	\$359,000	1360	0	7	1965	4	7035	N	N	16325 SE 27TH ST
014	792310	0330	2/17/05	\$334,950	1360	0	7	1965	4	5750	N	N	3002 163RD PL SE
014	792310	0070	11/5/04	\$346,000	1360	0	7	1965	4	7524	N	N	16211 SE 29TH PL
014	792310	0150	8/13/04	\$345,000	1360	0	7	1965	3	9660	N	N	16208 SE 31ST ST
014	195200	0120	7/21/06	\$549,000	1400	620	7	1964	4	10350	N	N	3224 165TH AVE SE
014	345980	0010	2/16/06	\$400,000	1400	0	7	1985	3	7318	N	N	3937 167TH AVE SE
014	792280	0160	10/4/05	\$422,500	1400	0	7	1963	4	9130	N	N	2655 166TH AVE SE
014	345980	0190	3/22/04	\$349,950	1410	600	7	1985	3	7785	N	N	16722 SE 40TH PL
014	792290	0440	8/24/06	\$605,000	1420	500	7	1965	5	7800	Y	N	2673 168TH AVE SE
014	792300	0240	6/17/05	\$420,000	1420	0	7	1965	3	7918	N	N	2808 162ND AVE SE
014	888190	0075	1/10/06	\$549,000	1420	640	7	1979	4	9358	Y	N	16917 SE 38TH PL
014	399920	0690	7/28/04	\$400,000	1440	200	7	1960	4	10800	Y	N	2904 168TH AVE SE
014	792310	0010	5/17/04	\$340,800	1460	0	7	1965	4	8968	N	N	16206 SE 29TH PL
014	792320	0200	4/7/05	\$394,000	1460	0	7	1967	4	8295	N	N	2806 161ST AVE SE
014	194970	0136	3/16/04	\$422,000	1500	1500	7	1962	4	11600	Y	N	16940 SE 32ND PL
014	792320	0120	4/8/04	\$348,950	1500	710	7	1967	3	7560	N	N	2706 161ST AVE SE
014	792290	0120	5/17/04	\$389,900	1550	420	7	1964	3	7875	N	N	16659 SE 27TH ST
014	792290	0320	4/18/06	\$530,000	1550	420	7	1964	3	9680	Y	N	2615 168TH AVE SE
014	792310	0160	2/18/05	\$392,900	1560	0	7	1966	4	9450	N	N	16220 SE 31ST ST
014	792310	0530	2/20/06	\$437,000	1560	0	7	1966	4	7875	N	N	2907 162ND AVE SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	321170	0030	4/28/04	\$375,500	1580	760	7	1961	4	11152	N	N	3436 166TH AVE SE
014	792280	0110	10/24/05	\$387,700	1590	0	7	1962	3	7200	N	N	2619 166TH AVE SE
014	792280	0510	11/6/06	\$525,000	1590	0	7	1962	4	7875	N	N	16615 SE 26TH ST
014	112405	9067	11/23/05	\$555,000	1630	1200	7	1962	3	23522	N	N	16230 SE 35TH PL
014	792300	0380	4/25/05	\$416,500	1650	0	7	1965	3	8085	N	N	2805 162ND AVE SE
014	792280	0360	6/24/04	\$365,000	1660	1300	7	1962	4	11858	Y	N	16630 SE 25TH ST
014	792300	0130	11/13/06	\$385,000	1700	0	7	1965	4	8085	N	N	16319 SE 27TH ST
014	399920	0780	11/15/04	\$350,000	1710	1120	7	1960	4	11795	N	N	16557 SE 30TH ST
014	321180	0010	10/24/05	\$495,000	1790	790	7	1960	3	10155	Y	N	16248 SE 34TH ST
014	062730	0145	3/16/05	\$605,000	1840	960	7	1958	3	10920	Y	N	2618 170TH AVE SE
014	321180	0040	4/5/06	\$461,000	1850	0	7	1989	3	12249	N	N	3270 163RD PL SE
014	792310	0560	2/14/06	\$480,000	1850	0	7	1966	4	7875	N	N	2925 162ND AVE SE
014	792320	0300	7/19/05	\$399,000	1860	0	7	1967	4	7770	N	N	3004 161ST AVE SE
014	321180	0100	4/6/05	\$535,000	1920	520	7	1960	4	18150	N	N	3249 164TH PL SE
014	792310	0470	9/14/04	\$404,150	1960	0	7	1966	4	9260	N	N	16253 SE 31ST ST
014	792320	0030	7/11/05	\$456,500	1970	0	7	1967	4	7665	N	N	2420 161ST AVE SE
014	399920	0850	9/8/05	\$406,000	1990	0	7	1960	3	17833	N	N	16501 SE 30TH ST
014	792290	0100	9/28/05	\$455,000	2060	0	7	1964	4	8100	N	N	16671 SE 27TH ST
014	345930	0230	8/31/05	\$407,500	2090	0	7	1983	3	8190	N	N	16503 SE 39TH PL
014	792310	0610	7/26/05	\$457,000	2150	0	7	1966	4	7875	N	N	2955 162ND AVE SE
014	399920	0650	4/4/05	\$411,100	2200	0	7	1960	4	10880	N	N	16554 SE 30TH ST
014	195200	0020	10/23/06	\$859,950	2230	1370	7	1964	4	9760	Y	N	3255 165TH AVE SE
014	792310	0600	6/27/05	\$550,000	2480	0	7	1966	4	7875	N	N	2949 162ND AVE SE
014	792290	0030	4/12/05	\$646,000	1330	1330	8	1971	4	10350	Y	N	2640 168TH AVE SE
014	424570	0340	5/4/04	\$384,000	1350	450	8	1972	3	11623	N	N	16620 SE 31ST ST
014	424570	0240	5/9/06	\$730,000	1360	590	8	1971	3	10000	Y	N	3100 168TH PL SE
014	122405	9141	5/15/06	\$585,000	1400	710	8	1984	3	16117	N	N	3338 166TH PL SE
014	062730	0020	8/29/06	\$935,000	1410	1000	8	1966	5	12365	Y	N	2627 169TH AVE SE
014	122405	9128	7/27/05	\$354,000	1420	690	8	1975	3	14810	N	N	3215 168TH PL SE
014	424570	0430	5/10/06	\$551,000	1480	440	8	1972	3	8400	N	N	16468 SE 31ST ST
014	792290	0080	11/30/04	\$674,000	1530	1050	8	1966	4	6700	Y	N	2698 168TH AVE SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	195468	0070	7/18/05	\$530,000	1590	160	8	1985	3	9340	N	N	3208 168TH PL SE
014	321180	0180	10/20/04	\$420,000	1590	1510	8	1974	4	12100	N	N	3228 164TH PL SE
014	424570	0350	11/10/04	\$395,000	1590	530	8	1971	3	11439	N	N	16614 SE 31ST ST
014	424570	0150	10/7/05	\$510,000	1600	970	8	1972	3	8670	N	N	16617 SE 31ST ST
014	399920	0390	5/19/06	\$480,000	1610	0	8	1960	4	11560	N	N	16554 SE 29TH ST
014	194970	0202	10/21/04	\$350,000	1620	670	8	1972	4	9450	N	N	3403 WEST LAKE SAMMAMISH PKWY SE
014	399930	0230	5/4/06	\$575,000	1620	970	8	1968	4	10400	Y	N	2801 170TH AVE SE
014	752530	0260	9/22/04	\$400,000	1630	1260	8	1977	3	6875	N	N	2413 171ST AVE SE
014	399920	0430	5/3/06	\$469,000	1640	0	8	1961	4	11560	N	N	16732 SE 29TH ST
014	424571	0040	4/24/06	\$615,000	1640	950	8	1972	4	9924	N	N	3031 170TH PL SE
014	424571	0020	12/5/05	\$699,950	1640	1490	8	1972	4	9925	Y	N	17018 SE 31ST PL
014	122405	9169	5/19/04	\$365,000	1650	0	8	1983	3	10282	N	N	3233 168TH PL SE
014	752530	0230	8/29/06	\$800,000	1650	1620	8	1973	3	10925	Y	N	17014 SE 25TH ST
014	195200	0140	2/8/05	\$588,000	1680	620	8	1963	3	11840	N	N	3240 165TH AVE SE
014	399930	0210	7/6/04	\$565,000	1680	900	8	1961	4	13680	Y	N	2813 170TH AVE SE
014	399920	0480	7/25/05	\$621,500	1690	290	8	1960	4	10800	N	N	16725 SE 29TH ST
014	424570	0130	6/24/04	\$410,000	1690	650	8	1972	3	12150	N	N	16605 SE 31ST ST
014	399920	0270	9/13/04	\$460,000	1710	1400	8	1962	4	11560	N	N	16543 SE 28TH ST
014	062730	0120	5/20/04	\$549,000	1780	1240	8	1958	4	10400	Y	N	2623 170TH AVE SE
014	399930	0110	3/21/06	\$764,880	1790	1200	8	1961	3	10400	Y	N	2666 170TH AVE SE
014	424571	0050	3/7/06	\$752,000	1810	1750	8	1972	4	11306	Y	N	3033 170TH PL SE
014	399920	0670	10/3/06	\$550,000	1820	0	8	1962	4	10880	N	N	16710 SE 30TH ST
014	752530	0400	8/3/06	\$600,000	1850	0	8	1985	3	8540	Y	N	2543 171ST AVE SE
014	112405	9066	9/9/05	\$575,000	1880	1160	8	1966	4	13939	N	N	3448 162ND PL SE
014	399930	0090	11/29/06	\$578,000	1920	0	8	1962	4	11180	Y	N	2651 171ST AVE SE
014	122405	9168	6/16/04	\$375,000	1930	0	8	1984	3	10037	N	N	3301 168TH PL SE
014	260780	0510	3/1/05	\$547,950	1930	650	8	1980	3	7854	N	N	4061 171ST AVE SE
014	888190	0200	10/26/05	\$574,000	1930	1060	8	1979	3	8832	Y	N	3849 169TH AVE SE
014	399930	0270	6/21/04	\$510,000	1940	1000	8	1963	4	10400	Y	N	2692 169TH AVE SE
014	752530	0340	8/9/05	\$559,950	1940	1650	8	1976	3	11484	Y	N	2500 171ST AVE SE
014	132405	9139	8/19/04	\$442,500	1960	0	8	1988	3	10385	N	N	4025 WEST LAKE SAMMAMISH PKWY SE

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	752530	0300	7/26/05	\$450,000	1990	0	8	1975	3	13000	N	N	2414 171ST AVE SE
014	792310	0380	7/24/06	\$535,500	1990	0	8	1966	4	8021	N	N	16119 SE 31ST ST
014	382760	0150	3/2/05	\$495,000	2020	1040	8	1993	3	5022	Y	N	16429 SE 39TH PL
014	399920	0130	5/2/05	\$457,500	2070	0	8	1962	3	10880	N	N	16512 SE 28TH ST
014	752530	0540	7/7/04	\$628,850	2180	1130	8	1968	4	11250	Y	N	16913 SE 25TH ST
014	260780	0860	4/12/04	\$395,000	2210	0	8	1983	3	9895	Y	N	17227 SE 40TH PL
014	382760	0050	7/13/05	\$650,000	2270	1150	8	1993	3	21437	N	N	16418 SE 39TH PL
014	195468	0040	4/1/05	\$570,000	2610	0	8	1981	3	12349	Y	N	3304 168TH PL SE
014	122405	9146	12/2/04	\$732,500	2830	0	8	1978	3	31799	N	N	16827 SE 34TH ST
014	321170	0085	9/19/06	\$568,000	2880	0	8	1968	3	14250	N	N	16427 SE 35TH ST
014	399920	0150	3/12/04	\$525,000	3090	0	8	1961	4	17029	N	N	16500 SE 28TH ST
014	399920	0180	11/1/06	\$595,000	3200	0	8	1975	3	12750	N	N	2833 165TH AVE SE
014	792280	0400	6/14/05	\$735,000	3250	0	8	1968	4	13320	Y	N	16664 SE 25TH ST
014	260780	0020	11/30/04	\$482,000	1270	1020	9	1982	3	9678	Y	N	17234 SE 40TH PL
014	260780	0020	9/28/06	\$609,000	1270	1020	9	1982	3	9678	Y	N	17234 SE 40TH PL
014	260780	0590	3/10/05	\$435,000	1440	1140	9	1979	3	7891	N	N	16906 SE 41ST ST
014	260780	1060	6/25/05	\$460,000	1550	610	9	1979	3	11120	N	N	4062 173RD PL SE
014	260780	0570	4/8/05	\$525,000	1700	1030	9	1979	4	7200	Y	N	16922 SE 41ST ST
014	262430	0040	4/2/05	\$500,000	1700	910	9	1979	3	36400	N	N	3220 162ND PL SE
014	399930	0280	9/15/04	\$619,900	1720	700	9	1978	3	10402	Y	N	2800 169TH AVE SE
014	260780	0830	10/29/04	\$633,000	1750	1020	9	1979	3	8524	Y	N	4056 172ND PL SE
014	260780	0610	12/7/04	\$445,000	1890	700	9	1980	3	7210	N	N	4032 169TH AVE SE
014	792280	0390	9/3/04	\$759,000	1920	1400	9	1987	3	12510	Y	N	16654 SE 25TH ST
014	260780	0620	4/23/04	\$389,500	1980	0	9	1979	3	7498	N	N	4024 169TH AVE SE
014	260780	0630	8/31/04	\$559,950	2040	1170	9	1982	3	7438	Y	N	16913 SE 40TH PL
014	194970	0143	2/21/05	\$526,500	2050	0	9	1974	4	12400	Y	N	16931 SE 32ND PL
014	260780	1100	10/24/05	\$630,000	2070	1800	9	1980	3	9864	Y	N	3941 WEST LAKE SAMMAMISH PKWY SE
014	260780	0770	10/1/04	\$649,950	2280	800	9	1999	3	9010	Y	N	4063 172ND PL SE
014	260780	0740	12/14/05	\$475,000	2280	0	9	1979	3	9841	N	N	17165 SE 40TH PL
014	792290	0430	8/11/05	\$670,000	2280	420	9	1965	4	8925	Y	N	2665 168TH AVE SE
014	260780	0040	7/7/04	\$472,500	2290	0	9	1982	3	9720	N	N	17218 SE 40TH PL

**Improved Sales Used in this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
014	260780	0660	9/22/04	\$492,750	2330	0	9	1994	3	7961	N	N	4039 170TH AVE SE
014	260780	0010	5/31/05	\$525,000	2360	0	9	1979	4	9237	Y	N	17306 SE 40TH PL
014	062730	0185	8/14/06	\$855,000	2390	0	9	1999	3	12420	Y	N	17017 SE 26TH ST
014	260780	0550	4/29/04	\$366,000	2450	0	9	1979	3	7200	N	N	17004 SE 41ST ST
014	260780	0550	8/28/06	\$477,500	2450	0	9	1979	3	7200	N	N	17004 SE 41ST ST
014	260780	0520	9/13/06	\$590,000	2510	460	9	1979	3	7424	N	N	4071 171ST AVE SE
014	382760	0020	12/21/04	\$525,000	2600	0	9	1992	3	10455	Y	N	16424 SE 39TH PL
014	260780	0470	3/28/05	\$510,000	2640	0	9	1979	3	8835	N	N	17012 SE 40TH CT
014	260780	0110	9/1/05	\$489,000	2700	0	9	1979	3	8427	N	N	17010 SE 40TH PL
014	122405	9186	3/22/05	\$835,000	2800	1360	9	1998	3	61245	Y	N	16710 SE 34TH ST
014	122405	9186	10/20/06	\$1,100,000	2800	1360	9	1998	3	61245	Y	N	16710 SE 34TH ST
014	888290	0013	4/23/05	\$761,000	2830	450	9	1998	3	29475	Y	N	16875 SE 38TH PL
014	382760	0070	3/13/06	\$740,000	2860	1520	9	1993	3	22995	N	N	16411 SE 39TH PL
014	122405	9180	2/1/05	\$602,000	3030	0	9	1994	3	8493	Y	N	17132 SE 29TH PL
014	260780	1010	8/23/04	\$537,000	2050	1200	10	1983	3	14334	N	N	4080 173RD PL SE
014	792280	0575	8/4/04	\$765,000	2370	1340	10	1979	4	12074	Y	N	16822 SE 26TH ST
014	792280	0570	9/7/06	\$700,000	2940	0	10	1979	4	10569	Y	N	16844 SE 26TH ST
014	321190	0015	8/21/04	\$645,000	3190	0	10	2002	3	11205	N	N	16275 SE 35TH PL
014	122405	9179	5/12/05	\$800,000	3390	0	10	1991	3	7885	Y	N	17126 SE 29TH PL
014	122405	9181	9/29/06	\$990,000	3880	0	10	1991	3	13088	Y	N	17120 SE 29TH PL
014	260780	0780	4/9/05	\$637,500	4130	0	10	1979	3	10651	Y	N	4069 172ND PL SE
014	122405	9111	11/11/04	\$990,000	3300	810	11	1991	3	20831	Y	N	2937 170TH AVE SE
014	122405	9140	5/25/05	\$1,200,000	3480	0	11	1992	3	43996	Y	N	2923 170TH AVE SE
014	122405	9178	5/24/06	\$1,350,000	3680	0	11	1991	3	135472	N	N	16706 SE 38TH ST

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	062406	9117	4/27/05	\$300,000	% COMPLETE
001	062406	9118	8/4/04	\$300,000	DOR RATIO
001	072406	9013	7/8/05	\$334,000	PREVIMP<=25K
001	072406	9044	8/3/06	\$330,000	DIAGNOSTIC OUTLIER
001	072406	9051	7/9/04	\$875,000	IMP COUNT
001	082406	9067	6/16/05	\$1,310,000	OBSOL;BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	172406	9035	8/16/04	\$600,000	DOR RATIO
001	172406	9038	4/21/05	\$265,000	DOR RATIO
001	173870	0105	5/1/05	\$750,000	% COMPLETE
001	182506	9031	8/25/04	\$430,000	IMP COUNT
001	182506	9087	6/2/05	\$575,000	DOR RATIO
001	192506	9038	2/28/06	\$800,000	PREVIMP<=25K
001	192506	9043	7/2/04	\$750,000	DOR RATIO;IMP COUNT;OBSOL
001	192506	9058	2/17/04	\$220,000	PREVIMP<=25K;NO MARKET EXPOSURE
001	192506	9093	5/23/05	\$860,000	PREVIMP<=25K
001	192506	9126	9/27/04	\$340,000	OBSOL
001	202506	9112	1/2/04	\$272,000	DOR RATIO
001	202506	9126	11/12/05	\$890,000	RELOCATION - SALE BY SERVICE
001	202506	9126	11/12/05	\$890,000	RELOCATION - SALE TO SERVICE
001	202506	9138	10/27/04	\$300,000	DOR RATIO
001	202506	9140	8/9/06	\$1,195,000	DOR RATIO;PREVIMP<=25K
001	202506	9144	8/3/06	\$1,000,000	RELOCATION - SALE BY SERVICE
001	202506	9144	3/13/06	\$1,000,000	RELOCATION - SALE TO SERVICE
001	253840	0130	7/14/06	\$865,506	DIAGNOSTIC OUTLIER
001	322506	9071	10/3/06	\$675,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	322506	9284	2/11/05	\$585,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	357530	0092	3/9/06	\$840,000	PREVIMP<=25K
001	357530	0200	10/22/04	\$100,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
001	357530	0245	10/22/04	\$100,000	DOR RATIO;%COMPL;RELATED PARTY, FRIEND,
001	375250	0010	6/9/05	\$729,950	RELOCATION - SALE BY SERVICE
001	375250	0010	6/1/05	\$729,950	RELOCATION - SALE TO SERVICE
001	519710	0070	8/8/05	\$2,200,000	DIAGNOSTIC OUTLIER
001	556970	0085	7/1/05	\$889,000	RELOCATION - SALE BY SERVICE
001	556970	0085	6/27/05	\$889,000	RELOCATION - SALE TO SERVICE
001	644180	0060	7/12/05	\$685,000	RELOCATION - SALE BY SERVICE
001	644180	0060	5/31/05	\$685,000	RELOCATION - SALE TO SERVICE
001	671090	0170	2/22/05	\$780,000	UNFIN AREA;ESTATE ADM, GUARDIAN, OR EXECUTOR
001	752590	0085	8/3/04	\$648,000	PREVIMP<=25K
001	892010	0015	2/23/04	\$600,000	RELOCATION - SALE BY SERVICE
001	892010	0015	2/23/04	\$565,000	RELOCATION - SALE TO SERVICE
001	892010	0027	10/26/05	\$750,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	892010	0041	1/11/05	\$625,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	892010	0046	7/13/04	\$376,000	DIAGNOSTIC OUTLIER
011	122405	9030	3/22/06	\$1,390,000	%COMPL;PREVIMP<=25K
011	122405	9053	2/21/06	\$1,175,000	UNFIN AREA
011	132405	9025	7/18/06	\$2,495,000	DIAGNOSTIC OUTLIER

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	132405	9063	11/8/06	\$1,100,000	DIAGNOSTIC OUTLIER
011	132405	9099	3/13/06	\$2,500,000	DIAGNOSTIC OUTLIER
011	182406	9035	1/18/05	\$1,095,000	PREVIMP<=25K
011	182406	9059	11/22/05	\$500,000	IMP COUNT;PREVIMP<=25K
011	182406	9072	10/9/06	\$4,300,000	IMP COUNT
011	182406	9094	7/28/05	\$330,000	DIAGNOSTIC OUTLIER
011	182406	9094	3/10/04	\$72,500	DOR RATIO;QUIT CLAIM DEED
011	182406	9107	9/27/05	\$900,000	IMP COUNT;IMP. CHAR CHANGED SINCE SALE
011	182406	9163	8/11/05	\$1,142,000	OBSOL
011	182406	9192	5/17/05	\$250,000	DOR RATIO
011	192406	9021	8/25/05	\$635,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	192406	9079	12/13/04	\$1,100,000	DOR RATIO;IMP COUNT
011	192406	9104	12/21/04	\$228,000	DOR RATIO
011	192506	9009	8/27/04	\$3,900,000	DIAGNOSTIC OUTLIER
011	192506	9069	4/14/05	\$1,195,000	OBSOL
011	192506	9108	7/20/06	\$1,650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	192506	9114	3/21/06	\$1,450,000	IMP COUNT
011	194970	0080	2/27/04	\$700,000	PREVIMP<=25K;NON-REP SALE; COSTS AFFECT SALE
011	292350	0340	2/9/05	\$225,013	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY
011	292350	0750	9/15/04	\$429,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	292350	0810	7/6/05	\$51,703	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
011	292350	1310	2/5/04	\$299,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
011	362505	9036	6/7/06	\$7,600,000	DIAGNOSTIC OUTLIER
011	362505	9040	4/4/06	\$545,000	OBSOL
011	362505	9040	7/16/04	\$297,000	OBSOL;BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	362505	9040	9/23/04	\$295,000	OBSOL;IMP. CHAR CHG'D SINCE SALE; NON-REP SALE
011	362505	9133	1/8/04	\$2,500,000	IMP COUNT
011	412340	0040	7/6/04	\$226,753	FORCED SALE
011	435370	0030	1/7/04	\$775,000	DOR RATIO
011	541865	0010	9/22/05	\$8,400,000	OBSOL
011	541865	0080	2/1/05	\$717,850	RELOCATION - SALE BY SERVICE
011	541865	0080	2/1/05	\$718,495	RELOCATION - SALE TO SERVICE
011	542301	0830	5/28/04	\$525,000	RELOCATION - SALE TO SERVICE
011	542303	0100	6/28/06	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	543740	0400	5/17/05	\$499,000	RELOCATION - SALE BY SERVICE
011	543740	0400	5/17/05	\$499,000	RELOCATION - SALE TO SERVICE
011	743050	0005	10/14/04	\$870,000	IMP COUNT
011	743050	0075	6/23/06	\$2,125,000	IMP COUNT
011	743050	0110	4/26/06	\$175,900	PREVIMP<=25K
011	743050	0140	8/22/06	\$930,000	PREVIMP<=25K
011	743050	0420	5/21/04	\$1,000,000	IMP COUNT
011	743050	0431	4/22/04	\$217,500	DOR RATIO;PARTIAL INTEREST; RELATED PARTY,
011	743050	0510	2/23/04	\$905,000	DIAGNOSTIC OUTLIER
011	752490	0035	7/25/05	\$865,500	PREVIMP<=25K
011	752490	0035	2/13/06	\$980,000	PREVIMP<=25K
011	752490	0065	6/28/04	\$630,000	PREVIMP<=25K

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	804370	0105	11/30/05	\$1,154,500	%COMPL
011	864870	0370	3/12/04	\$487,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	865500	0060	10/24/06	\$2,000,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	891710	0005	11/16/05	\$1,389,500	IMP COUNT
011	891710	0095	11/18/04	\$1,165,000	IMP COUNT
011	925390	0180	3/12/04	\$2,495,000	IMP COUNT
011	925390	0204	10/8/04	\$193,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
011	925390	0240	3/8/04	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	925390	0305	5/6/04	\$75,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
011	925390	0319	3/23/05	\$1,335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	132505	9030	7/10/06	\$428,000	PREVIMP<=25K
013	132505	9050	9/12/05	\$100,000	DOR RATIO;PREVIMP<=25K; RELATED PARTY,
013	132505	9079	2/25/05	\$182,500	PREVIMP<=25K; PARTIAL INTEREST; OTHER WARNINGS
013	142505	9008	7/17/06	\$621,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	142505	9032	12/4/06	\$562,000	PREVIMP<=25K
013	142505	9082	3/18/05	\$190,799	DOR RATIO;QUIT CLAIM DEED
013	142505	9090	6/28/05	\$740,000	IMP COUNT
013	142505	9118	2/15/06	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	144285	0210	11/28/05	\$627,000	RELOCATION - SALE BY SERVICE
013	144285	0210	11/28/05	\$627,000	RELOCATION - SALE TO SERVICE
013	178683	0080	5/24/04	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	178683	0090	5/20/05	\$560,000	RELOCATION - SALE BY SERVICE
013	178683	0090	5/20/05	\$560,000	RELOCATION - SALE TO SERVICE
013	182800	0050	1/18/06	\$270,000	DIAGNOSTIC OUTLIER
013	182800	0190	6/17/05	\$412,000	RELOCATION - SALE BY SERVICE
013	182800	0190	6/14/05	\$412,000	RELOCATION - SALE TO SERVICE
013	182800	0330	10/4/04	\$215,000	NO MARKET EXPOSURE; IMP. CHAR CHG'D SINCE SALE;
013	182800	0450	6/3/04	\$351,700	NO MARKET EXPOSURE
013	182800	1200	2/13/04	\$339,000	UNFIN AREA
013	233180	0100	9/23/05	\$143,678	DOR RATIO; RELATED PARTY,; AND OTHER WARNINGS
013	339530	0270	4/14/04	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	339530	0390	4/28/04	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND,
013	542256	0050	8/31/05	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
013	542256	0190	6/29/05	\$325,000	RELOCATION - SALE BY SERVICE
013	542256	0190	6/29/05	\$325,000	RELOCATION - SALE TO SERVICE
013	542256	0710	3/24/04	\$269,500	DIAGNOSTIC OUTLIER
013	542256	0810	3/10/04	\$265,950	DIAGNOSTIC OUTLIER
013	542257	0410	2/21/06	\$366,000	UNFIN AREA
013	542257	0410	5/22/06	\$435,000	UNFIN AREA
013	542257	0450	9/11/06	\$485,000	UNFIN AREA
013	555630	0091	12/20/05	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555630	0098	7/14/05	\$265,000	%COMPL
013	555630	0100	7/14/05	\$285,000	%COMPL
013	555630	0103	6/27/06	\$410,000	QUIT CLAIM DEED
013	689100	0070	9/27/06	\$910,000	RELOCATION - SALE BY SERVICE
013	689100	0070	9/23/06	\$910,000	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis  
Area 47  
(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
013	808780	0390	8/24/06	\$318,468	RELATED PARTY, FRIEND, OR NEIGHBOR
014	012405	9033	1/27/05	\$253,400	DIAGNOSTIC OUTLIER
014	112405	9038	3/29/04	\$288,000	DIAGNOSTIC OUTLIER
014	112405	9066	7/14/04	\$157,500	DOR RATIO;QUIT CLAIM DEED
014	122405	9090	10/10/05	\$512,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	122405	9128	4/28/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	122405	9192	5/5/06	\$155,000	PREVIMP<=25K
014	195200	0150	1/15/04	\$350,000	RELOCATION - SALE BY SERVICE
014	195200	0150	1/15/04	\$350,000	RELOCATION - SALE TO SERVICE
014	321190	0010	4/5/06	\$907,000	UNFIN AREA
014	321190	0260	2/18/05	\$405,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	345980	0060	1/26/05	\$167,794	DOR RATIO;ASSUMPTION OF MORTGAGE
014	382760	0090	1/26/05	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	792280	0450	5/31/06	\$129,271	DOR RATIO;QUIT CLAIM DEED
014	792290	0190	11/28/06	\$179,048	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
014	792290	0270	10/9/06	\$94,644	DOR RATIO;QUIT CLAIM DEED
014	792290	0410	5/23/05	\$281,200	DOR RATIO;ESTATE ADMIN, GUARDIAN, OR EXECUTOR
014	792300	0140	7/14/04	\$91,667	DOR RATIO;PARTIAL INTEREST; RELATED PARTY,
014	792300	0140	7/14/04	\$91,667	DOR RATIO;PARTIAL INTEREST; RELATED PARTY,
014	792310	0350	8/18/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
014	888190	0005	6/12/06	\$504,000	DIAGNOSTIC OUTLIER
014	888190	0040	11/10/06	\$500,008	DIAGNOSTIC OUTLIER
014	888190	0070	5/4/04	\$380,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
014	888290	0012	1/15/04	\$205,000	PREVIMP<=25K
014	888290	0012	4/22/05	\$250,000	PREVIMP<=25K

**Vacant Sales Used in this Annual Update Analysis  
Area 47**

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
1	062406	9041	6/15/2006	\$193,000	65340	Y	N
1	062406	9041	1/28/2005	\$72,500	65340	Y	N
1	062406	9041	2/10/2004	\$50,000	65340	Y	N
1	062406	9104	8/3/2005	\$302,500	102393	Y	N
1	062406	9119	8/23/2006	\$375,000	7505	Y	N
1	077710	0110	10/2/2006	\$2,400,000	21508	Y	Y
1	082406	9076	7/25/2006	\$1,500,000	675615	Y	N
1	172406	9055	12/21/2006	\$175,000	2501	Y	Y
1	172406	9087	8/4/2006	\$631,000	76711	Y	N
1	182506	9046	3/3/2005	\$356,350	35406	Y	N
1	192506	9022	10/17/2005	\$2,195,000	20661	Y	Y
1	192506	9146	9/15/2005	\$325,000	30559	Y	N
1	192506	9213	9/27/2006	\$360,000	29297	Y	N
1	202506	9066	6/21/2005	\$267,000	84070	Y	N
1	202506	9068	8/26/2004	\$255,000	167270	Y	N
1	202506	9091	3/15/2005	\$200,000	3730	Y	Y
1	202506	9133	2/13/2006	\$419,900	11209	Y	N
1	202506	9139	6/14/2005	\$235,000	38516	Y	N
1	212406	9002	5/17/2004	\$150,000	170457	N	N
1	212406	9114	11/3/2006	\$525,000	324958	N	N
1	212406	9115	10/10/2006	\$625,000	215186	N	N
1	292506	9030	10/7/2004	\$275,000	6750	Y	N
1	322506	9030	11/27/2006	\$500,000	152024	N	N
1	322506	9252	5/5/2004	\$1,225,000	15300	Y	Y
1	357530	0002	5/11/2005	\$475,000	4280	Y	Y
1	357530	0043	11/10/2004	\$390,000	5240	Y	Y
1	752590	0130	1/20/2005	\$149,950	1859	Y	Y
1	920110	0030	3/15/2006	\$252,000	12000	Y	N
1	920110	0271	6/5/2006	\$90,000	19952	Y	N
11	182406	9149	4/27/2005	\$280,000	18424	N	N
11	192506	9148	6/14/2005	\$906,000	14614	Y	Y
11	362505	9066	10/19/2004	\$209,000	44431	Y	N
11	362505	9169	6/27/2006	\$195,000	55162	Y	N
11	891710	0125	9/8/2005	\$370,000	8400	Y	Y
11	925390	0144	4/11/2005	\$50,000	30280	Y	N
13	142505	9189	6/15/2005	\$285,142	9543	Y	N
13	160480	0040	8/25/2006	\$580,800	9788	N	N
13	519641	0311	6/20/2006	\$300,000	7209	N	N
13	519700	0010	11/17/2006	\$266,667	10542	N	N
13	519700	0030	11/17/2006	\$233,333	11842	N	N
13	555630	0115	9/8/2006	\$1,315,000	101080	N	N
14	888190	0050	12/28/2004	\$120,000	5140	Y	N
14	888190	0270	6/30/2005	\$287,500	8108	Y	N

**Vacant Sales Removed from this Annual Update Analysis  
Area 47**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	202506	9029	10/26/2005	\$100,000	DOR RATIO;PREVIMP<=25K
1	202506	9135	10/4/2006	\$50,000	DOR RATIO;PREVIMP<=25K;PARTIAL INTEREST
1	357530	0039	3/10/2005	\$110,000	PREVIMP<=25K;ESTATE ADMIN, OR EXECUTOR
1	357530	0140	8/3/2004	\$60,000	PREVIMP<=25K;NO MARKET EXPOSURE
1	357530	0141	3/25/2005	\$38,000	PREVIMP<=25K;RELATED PARTY, FRIEND,
1	357530	0210	1/2/2004	\$160,000	DOR RATIO;PREVIMP<=25K;CORP AFFILIATES
1	752590	0065	8/31/2005	\$101,000	DOR RATIO;PREVIMP<=25K
11	122405	9114	10/15/2004	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
11	925390	0035	9/7/2005	\$125,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
11	925390	0081	12/28/2004	\$56,866	DOR RATIO;PREVIMP<=25K; PARTIAL INTEREST;
11	925390	0220	8/15/2006	\$45,250	DOR RATIO;PREVIMP<=25K
11	925390	0226	8/10/2006	\$45,250	DOR RATIO;PREVIMP<=25K;NON-REP SALE
11	925390	0231	8/10/2006	\$45,250	DOR RATIO;PREVIMP<=25K;NON-REP SALE
11	925390	0365	1/6/2004	\$125,000	DOR RATIO
11	925390	0382	5/26/2005	\$400,000	PREVIMP<=25K;CONDO WHOLESALE
13	555630	0105	7/1/2004	\$300,000	PREVIMP<=25K;RELATED PARTY, FRIEND,
13	943530	0066	5/20/2005	\$435,000	PREVIMP<=25K;CORPORATE AFFILIATES
14	112405	9017	7/12/2005	\$450,000	DOR RATIO;PREVIMP<=25K;BANKRUPTCY



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 4, 2007  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr